



City of San Antonio

Legislation Details (With Text)

File #: 16-3151

Type: Zoning Case

In control: City Council A Session

On agenda: 6/2/2016

Title: ZONING CASE # Z2016139 S (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 2.459 acres out of NCB 15678, located at 3724 Thousand Oaks Drive. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-139_Location Map, 2. Z2016-139 Site Plan, 3. Z2016139 S Minutes, 4. Draft Ordinance, 5. Ordinance 2016-06-02-0428

Date	Ver.	Action By	Action	Result
6/2/2016	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016139 S

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Elmer's Ice House, LLC

Applicant: Lori Orr

Representative: Lori Orr

Location: 3724 Thousand Oaks Drive

Legal Description: 2.459 acres out of NCB 15678

Total Acreage: 2.459

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Oak Grove Estates

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1972 and was originally zoned Temporary R-1. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Single-Family Residential District.

Topography: The subject property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, C-3

Current Land Uses: Auto Repair, Gas Station, Restaurant

Direction: South

Current Base Zoning: I-1

Current Land Uses: Business Park, Fence & Welding Business

Direction: East

Current Base Zoning: I-1

Current Land Uses: Office Building, Vacant Industrial Property

Direction: West

Current Base Zoning: I-1, C-3

Current Land Uses: Business Park, Parking Lot

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Thousand Oaks Drive

Existing Character: Secondary Arterial A

Proposed Changes: None known

Thoroughfare: Wetmore Road

Existing Character: Principal Primary Arterial A

Proposed Changes: None known

Public Transit: VIA bus route #502 stops at the intersection of Thousand Oaks Drive and Wetmore Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

Parking Information: The applicant proposes the zoning change to allow development of a gas station, convenience store and car wash.

Convenience Store w/Gas Sales: Minimum Parking Requirement: 6 per 1000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 10 per 1000 square feet of Gross Floor Area (GFA).

Car Wash: Minimum Parking Requirement: 1 per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas; Maximum Parking Requirement: 1 per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (6-0, 1 Abstain) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Business Park in the future land use component of the plan. The proposed zoning district is consistent with the San Antonio International Airport Vicinity Plan and the surrounding area zoning districts and land use.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-6" zoning is not appropriate for the subject property. The future land use classification is Business Park which does not allow residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The San Antonio International Airport Vicinity Land Use Plan promotes the expansion of business park and commercial opportunities along the Broadway/Wetmore corridors north of NE Loop 410. In addition, the Plan also encourages compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.

6. Size of Tract:

The subject property measures 2.459 acres in size, which is sufficient to accommodate the proposed development and required parking.

7. Other Factors:

None.