



City of San Antonio

Legislation Details (With Text)

File #: 18-1861

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/20/2018

Title: ZONING CASE # Z2018089 CD (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto & Light Truck Repair on 0.3248 acres out of NCB 2533, located at 1818 South Zarzamora Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018089 CD

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto & Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Bertha T. Ortiz

Applicant: Manuel Ortiz

Representative: Manuel Ortiz

Location: 1818 South Zarzamora Street

Legal Description: 0.3248 acres out of NCB 2533

Total Acreage: 0.3248

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Collins Garden and San Juan Gardens

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous "J" converted to the current "I-1" General Industrial District.

Topography: The 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, I-1

Current Land Uses: Family Dollar, Auto Repair Shop, Office Building

Direction: East

Current Base Zoning: R-4, I-1, I-2

Current Land Uses: Auto Repair, Hair Salon

Direction: South

Current Base Zoning: MF-33 IDZ

Current Land Uses: S.A.H.A Apartment Housing

Direction: West

Current Base Zoning: I-1, I-2

Current Land Uses: Discount Bakery, Vacant Lot, Avila Produce

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: South Zarzamora

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA route 66 and 268 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Auto Light Truck Repair- Minimum Vehicle Spaces: 1 per 500 sf GFA including service bays, wash tunnel and retail areas, plus 2 additional spaces for each inside service bay. Maximum Vehicle Spaces: 1 per 375 sf GFA including service bays, wash tunnel and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The “I-1” General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. Consistency:

The property is located within the Guadalupe Westside Community Plan, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation. It should be noted that the current “Community Commercial” land use is not aligned to the “I-1” zoning district, and a denial of the request would maintain the unaligned land use to the zoning district.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant requests to use the property for Auto and Light Truck Repair. The zone change would be a downzoning and would allow the correct zoning district to match the current land use, while eliminating any possible industrial uses to be developed in the future. The surrounding area has other auto uses, such as Lupe’s Towing and Nino’s Truck and Tire Repair shop, both which are located on local roads. The subject property was previously an auto shop and would not drastically alter the character of the area.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the subject property’s location. Industrial uses are too intense for this primary arterial road that does not intersect another major arterials, or industrial 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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.3248 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.