



City of San Antonio

Legislation Details (With Text)

File #: 18-4237

Type: Zoning Case

In control: City Council A Session

On agenda: 8/2/2018

Title: ZONING CASE # Z2018215 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair and "C-2 CD MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.463 acres out of NCB 8695, located at 1419 Austin Highway. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Field Notes, 6. Ordinance 2018-08-02-0605

Date	Ver.	Action By	Action	Result
8/2/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2018215 CD

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for an Auto and Light Truck Repair and "C-2 CD MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 19, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Jack Judson Estate

Applicant: Cross Development

Representative: James Pool

Location: 1419 Austin Highway

Legal Description: Lot 2, Block B, NCB 8695

Total Acreage: 1.463

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Wilshire Village Neighborhood Association

Applicable Agencies: Fort Sam Houston; Planning Department; Texas Department of Transportation

Property Details

Property History: The subject property was zoned "F" Business District by Ordinance 6848, dated March 18, 1948. The property converted from "F" Business District to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Apartments and Single-Family Residences

Direction: East

Current Base Zoning: "C-3R"

Current Land Uses: Public Storage Facility

Direction: South

Current Base Zoning: "C-3" and "C-2"

Current Land Uses: Restaurants

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Commercial Building (Under Construction)

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.

The "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 14, 214

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:

The minimum number of parking spaces for auto and light truck repair is 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2”. “C-2” allows for uses such as liquor store, miniature gold and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within half a mile of Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 Northeast Inner Loop Neighborhood Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” base zoning is compatible with the future land use designation and is consistent with the surrounding properties.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The conditional use allows the single use of Light Auto and Truck Repair and all other “C-2” uses, but does not allow further intense commercial uses other than that prescribed by the “CD”.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Northeast Inner Loop Neighborhood Plan.

Northeast Inner Loop Neighborhood Plan Relevant Goals and Objectives:

- Goal 2: Economic and Physical Redevelopment of Austin Highway.
 - Objective 2.3 Business Development Attract new, neighborhood-friendly businesses and infill development that will meet the resident’s daily needs and bring new vitality to the neighborhoods’ commercial centers.

6. Size of Tract:

The subject property is 1.463, which would adequately support a commercial development.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is seeking a conditional use to allow for auto and light truck repair.