



City of San Antonio

Legislation Details (With Text)

File #: 16-4875

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/20/2016

Title: ZONING CASE # Z2016234 S (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 14 thru 18, Block 57, NCB 7960, located on 817 Milvid Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016234 Location Map, 2. Z2016234 S Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016234 S

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: Daniel Zertuche

Applicant: Daniel Zertuche

Representative: Daniel Zertuche

Location: 817 Milvid Avenue

Legal Description: Lots 14-18, Block 57, NCB 7960

Total Acreage: 0.3557

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Tierra Linda Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted "R-4" Residential Single Family District. A 2009 case, Ordinance #2009-06-198-0539 zoned the subject property as "C-1" Light Commercial 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-1

Current Land Uses: Auto Sales Repair

Direction: West

Current Base Zoning: UZROW

Current Land Uses: ROW

Direction: South

Current Base Zoning: NC, R-4

Current Land Uses: Used Auto Sales, Single-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

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: Milvid Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Zarzamora Street

Existing Character: Major Arterial

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #51 and 82 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: Carwash requires a minimum of 1 per 500 sf GFA including service bays, wash tunnels, and retail areas and a maximum of 1 per 375 sf 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 “C-1 AHOD” Light Commercial Airport Hazard Overlay District.

FISCAL IMPACT:
None.

RECOMMENDATION:
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 Nogalitos/South Zarzamora Community Plan, and is currently designated as Mixed Use 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.

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 “I-2” base zoning districts are appropriate for the subject property’s location. The requested zoning district of “C-2 S” with Specific Use for Authorization for a Carwash is also appropriate for the subject property’s location.

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 land use goals and strategies of the Nogalitos/South Zarzamora Community Plan to improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents’ daily needs and bring vitality to the area.

6. Size of Tract:

The subject property totals 0.3587 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The applicant proposes a carwash on the subject property. The request to rezone the subject property is a compatible land use for the area.

The purpose of the Specific Use Authorization 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.

Staff recommends the following conditions

1. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.
2. Solid screen fencing adjacent to residential zoning and uses.
3. A buffer yard of fifteen (15) feet is required per Section 35-510.