



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5357

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 10/20/2015

**Title:** ZONING CASE # Z2015309 CD (Council District 7): 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 Motor Vehicle Sales (Full Service) on Lot 15, Block 3, NCB 16364 located 4843 Timco West. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-309 CD Location Map, 2. Z2015-309 CD Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2015309 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 Motor Vehicle Sales (Full Service)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 20, 2015

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** KCL Ventures LLC by Carlos Salazar, Owner

**Applicant:** Carlos Salazar

**Representative:** Carlos Salazar

**Location:** 4843 Timco West

**Legal Description:** Lot 15, Block 3, NCB 16364

**Total Acreage:** 1.522

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Ingram Hills and Thunderbird Hills Neighborhood Associations

**Planning Team:** West/Southwest Sector Plan-35

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits in 1952 and was originally zoned "H" Local Retail District. Upon adoption of the 1965 Unified Development Code, the zoning changed to "B-3" General Commercial District. A 1983 zoning case changed the zoning to its current zoning district of "I-1" Industrial District. The property is currently undeveloped and is platted in its current configuration.

**Topography:** A portion of the west and south side of the property is within a 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1, C-3

**Current Land Uses:** Ice Cream Manufacturing, Daycare Center

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** C-3, C-3R

**Current Land Uses:** Vacant, Drainage Right-of-Way

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Drainage Right-of-Way

**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:** West Timco

**Existing Character:** Local road; one lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** Callaghan Road

**Existing Character:** Local road; two lanes in each direction

**Proposed Changes:** None known

**Public Transit:** VIA bus route #88 stops at the corner of West Timco and Bandera Road.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Motor Vehicle Sales (Full Service).

Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) of sales and service building;  
Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**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.0

**1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

The West/Southwest Sector Plan seeks to ensure the development of new business locations and employment centers are compatible with the Plan. The development of a Motor Vehicle Sales (Full Service) will provide jobs to the area and needed car repair services to the surrounding area.

**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 existing "I-1" base zoning district is not appropriate for the subject property and is not consistent with the current land use designation.

**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 request does not appear to conflict with any public policy objective. The West/Southwest Sector Plan seeks to ensure the development of new business locations and employment centers are compatible with the Plan. The development of a Motor Vehicle Sales (Full Service) will provide jobs to the area and needed car repair services to the surrounding area.

**6. Size of Tract:**

The subject property measures 1.522 of an acre tract which is sufficient to accommodate the proposed conditional land use development and parking requirements.

**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.

Staff recommends the following conditions if approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.