



City of San Antonio

Legislation Details (With Text)

File #: 16-4877

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/20/2016

Title: ZONING CASE # Z2016227 CD (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use Motor Vehicle Sales (Full Service) on 0.580 acres out of NCB 8736, located at 552 New Laredo Highway. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016227 CD Location Map, 2. Z2016227 CD Site Plan

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016227 CD

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy 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: September 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: Rosalia R. Flores

Applicant: Paul Bayeh

Representative: Salah E. Diab, P.E.

Location: 552 New Laredo Highway

Legal Description: 0.580 acres out of NCB 8736

Total Acreage: 0.580

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in a massive rezoning and was previously zoned "L, LL, M" District. A 1977 case zoned the subject property as "I-2" Heavy Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district remained as the current "I-2" Heavy 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: UZROW

Current Land Uses: ROW

Direction: West

Current Base Zoning: I-1

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: I-2

Current Land Uses: Auto & Truck Parts Yard

Direction: East

Current Base Zoning: I-2

Current Land Uses: Auto & Truck Parts Yard

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: New Laredo Hwy

Existing Character: Highway

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: Auto and Vehicle Sales require the minimum of 1 per 500 sf GFA of sales and service building and a maximum of 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "I-2 AHOD" Heavy Industrial 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 Kelly/South San Pueblo 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 CD" for Motor Vehicle Sales (Full Service) 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 any public policy objective. The zoning change supports the Kelly/South San Pueblo Community Plan purpose to promote for mixed uses to allow for a greater diversity of uses.

6. Size of Tract:

The subject property totals 0.58 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant proposes motor vehicle sales with full service on the subject property. The request to rezone the

subject property will make the land uses more compatible with one another.