



City of San Antonio

Legislation Details (With Text)

File #: 20-6411

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/3/2020

Title: ZONING CASE Z-2020-10700222 CD (Council District 6): A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body on Lot 2, Block 19, NCB 17635, located at 7435 North Loop 1604 West. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2020-10700222 CD

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "C-2 CD" Commercial with a Conditional use for Auto Paint and Body

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 26, 2020

Case Manager: Victoria Castro, Planner

Property Owner: SJR-1604 West, LTD

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: 7435 North Loop 1604 West

Legal Description: Lot 2, Block 19, NCB 17635

Total Acreage: 1.727

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Bridgewood Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed by Ordinance 79037 on December 31, 1993 and zoned “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “B-3” Business District converted to the current “C-3” General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”

Current Land Uses: Country Home Learning Center

Direction: East

Current Base Zoning: “ROW”

Current Land Uses: North Loop 1604 West

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Vacant Land

Overlay and Special District Information:

None.

Transportation

Thoroughfare: North Loop 1604 West

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property (Route 660)

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 parking requirement for Auto Paint and Body is 1 parking space per 500 square foot of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “C-3” are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: The proposed zoning district designation of “C-2” accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf 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. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “CD” Conditional Use will allow Auto Paint and Body

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center and is not within a premium transit corridor.

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 subject property is located within the West / Southwest Sector Plan and is currently designated as “Mixed Use Center” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The proposed “C-2” Commercial is a less intense zoning district.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is appropriate for the surrounding area. The proposed “C-2” base zoning

is also appropriate and constitutes a downzoning of a more intense zoning district. The “CD” Conditional Use allows consideration of Auto Paint and Body, a use typically found in the “C-3” General Commercial District with a Specific Use Authorization.

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 request does not appear to conflict with any public policy objective of the West / Southwest Sector Plan, which encourages the following:

Goal ED-2 Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.

ED-2.4 Consider rezoning corridors and nodes to permit the mix of uses.

6. Size of Tract:

The 1.727 acre site is of sufficient size to accommodate the proposed commercial development.

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.

The applicant is requesting to rezone for commercial uses and the Conditional Use for Auto Paint and Body.