



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4841

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 9/5/2017

**Title:** ZONING CASE # Z2017216 S (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.558 acres out of NCB 16862, located at 10427 Perrin Beitel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17065)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2017216 S  
(Associated Plan Amendment 17065)

**SUMMARY:**

**Current Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Requested Zoning:** "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 5, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Yesh Properties, LLC

**Applicant:** Chuck Christian

**Representative:** Chuck Christian

**Location:** 10427 Perrin Beitel Road

**Legal Description:** 2.558 acres out of NCB 16862

**Total Acreage:** 2.558

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Hills of Park North Neighborhood Association and Steeplechase Condominiums Neighborhood Association

**Applicable Agencies:** Department of Planning and Community Development

**Property Details**

**Property History:** The subject property was annexed into City of San Antonio City Limits on December 26, 1972, established by Ordinance 41430, and was zoned "Temporary R-1" Temporary Single Family Residence District. The zoning was changed to "I-1" Light Industry District and "B-3" Business District on January 19, 1978, established by Ordinance 48964. The current "I-1" General Industrial District and "C-3" General Commercial District were converted upon the adoption of the Unified Development Code (Ordinance 93881, dated May 3, 2001).

**Topography:** The subject property is located within the Salado Creek Watershed.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MF-33, I-1(Across Wurzbach Parkway)

**Current Land Uses:** Wurzbach Parkway, Steeplechase Condominiums, Motor Vehicle Sales and Shop

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Restaurant

**Direction:** South

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

**Current Land Uses:** Storage, Office, Pawn Shop, Tire Service

**Direction:** West

**Current Base Zoning:** MF-33, C-2

**Current Land Uses:** Apartment Complex

**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:** Wurzbach Parkway

**Existing Character:** Super Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Perrin Beitel Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** Bus Route 14 runs along Perrin Beitel Road, and the closest stop (Stop #44187) is within a five (5)-minute walk of the subject property.

**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:** Auto Paint and Body Shop requires a minimum of 1 per 500 sq. ft. of the Gross Floor Area and a maximum of 1 per 375 sq. ft. of the Gross Floor Area, including service bays, wash tunnels and retail areas.

**ISSUE:**

None

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations. The current "C-3" General commercial is 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 in C-3, but the building height is limited to 35 feet. Examples of permitted uses are as follows: 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 are permitted in areas which are screened as provided in 35-510 of the Unified Development Code. The current "I-I" General Industrial accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses allowed are as follows: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center.

The subject property is located within the Austin Highway Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 San Antonio International Airport Land Use Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the adopted land use designation. The applicant is also requesting a Plan Amendment to “Regional Commercial.” Staff and Planning Commission recommend approval.

**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 applicant is requesting the change in zoning to bring the current use into compliance.

**3. Suitability as Presently Zoned:**

The property is currently split-zoned “C-3” and “I-1.” The existing “C-3” base zoning district is appropriate for the surrounding area. The existing “I-1” is not appropriate for the surrounding area. There is commercial zoning in the vicinity so the down-zoning of “I-1” to “C-3” will not only create consistent zoning throughout the parcel, but will better suit the surrounding zoning.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on public health, safety, or welfare. The subject property currently operates as an auto shop complex so there will not be any intensifying of the land use that would indicate likely adverse effects.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective since it is consistent with the adopted land use plan.

**6. Size of Tract:**

The subject property is 2.558 acres and is of sufficient size to accommodate the proposed development. The structure and auto businesses already exist on the property.

**7. Other Factors:**

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.