



City of San Antonio

Legislation Details (With Text)

File #: 17-4252

Type: Zoning Case

In control: City Council A Session

On agenda: 8/17/2017

Title: ZONING CASE # Z2017190 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 14, NCB 8704, located at 835 Basse Road. Staff and Zoning Commission recommend Approval with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Plan, 2. Location Map, 3. Zoning Minutes, 4. Draft Ordinance.pdf, 5. Ordinance 2017-08-17-0579

Date	Ver.	Action By	Action	Result
8/17/2017	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017190 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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Kevin Estajlou and Parinaz Jabarouti Estajlou

Applicant: Kevin Estajlou

Representative: Kevin Estajlou

Location: 835 Basse Road

Legal Description: Lot 14, NCB 8704

Total Acreage: 0.272

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Shearer Hills Ridgeview Neighborhood Association, Olmos Park Terrace Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City Limits by Ordinance 1447, dated October 12, 1944. The subject property was rezoned to "J" Commercial District by Ordinance 8533, dated December 14, 1948. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted from "J" to "I-1" General Industrial 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: RP

Current Land Uses: Park

Direction: East

Current Base Zoning: RP

Current Land Uses: Park

Direction: South

Current Base Zoning: C-2, RP

Current Land Uses: Apartments, Park

Direction: West

Current Base Zoning: I-1

Current Land Uses: Auto Repair Shop

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: Basse Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: San Pedro Avenue
Existing Character: Primary Arterial
Proposed Changes: None Known

Public Transit: VIA bus routes 3, 4, and 505 are within walking distance 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:

The minimum parking requirements are 1 per 500 sf GFA of sales and service building for an Auto and Vehicle Sales.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ of a mile of Regional Center. The subject property is within a ½ of a mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval with Conditions.

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 North Central Community Plan, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” is consistent with the 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. The subject property is on a street that includes industrial zoning operating commercial uses.

3. Suitability as Presently Zoned:

The current "I-1" General Industrial District is not appropriate for the surrounding area. The subject property is part of a strip of industrial zoned properties that converted from outdated zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning

change is requested in order to allow for Motor Vehicle Sales, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The proposed rezoning to “C-2 CD” with a Conditional Use for Motor Vehicle Sales is supported by the North Central Community Plan’s goals and objectives. The subject property is situated along a commercial strip that is currently zoned “I-1” General Industrial, which is not an appropriate base zoning district. The rezoning request is in agreement with the current development pattern and is supported by the following goals and objectives of the North Central Neighborhood Plan.

Goals and Objectives:

GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

Objective 2.1: Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Rd. to discourage higher intensity uses.

GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

6. Size of Tract:

The subject property measures 0.272 of an acre which should reasonably accommodate Motor Vehicle Sales.

7. Other Factors:

The purpose of the Conditional Use 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.

Should City Council approve the rezoning, staff recommends the following conditions:

1. An eight foot (8’) fence along the property line adjacent to the existing Park
2. No outdoor amplification speakers permitted
3. Lighting shall be directed onto the property only