



City of San Antonio

Legislation Details (With Text)

File #: 16-5453

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/1/2016

Title: ZONING CASE # Z2016268 S (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 1, Block, 1, NCB 17634, located at 11123 Military Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Plan, 2. Z2016-268 Location Map

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016268 S

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial 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: November 1, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Military Landhold LP c/o Richard L. Wade

Applicant: 210 Entrance Ltd

Representative: Anthony Ramirez

Location: 11123 Military Drive

Legal Description: Lot 1, Block 1, NCB 17634

Total Acreage: 1.13

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None.

Property Details

Property History: According to available records the subject property was annexed in 2004 and originally zoned "R-6" Residential Single-Family District. In that same year it was rezoned to "C-3" General Commercial District. The subject property was platted in 2005 (volume 9564, page 83 of the Deed and Plat Records of Bexar County, Texas). The subject property is vacant and undeveloped.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-2, C-3

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-3

Current Land Uses: Pharmacy

Direction: South

Current Base Zoning: UZROW, OCL

Current Land Uses: West Military Drive, Outside of City Limits

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 Military Drive

Existing Character: Secondary Arterial, Type A

Proposed Changes: None known

Public Transit: There is no VIA transit route near 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Auto Paint and Body Repair.

Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area including services bays, wash tunnels and retail areas;

Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area including services 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 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.

1. Consistency:

The property is not located within any adopted Neighborhood, Community or Sector Plan. The existing “C-3” base zoning district is consistent with the surrounding commercial development pattern. The existing location is encouraged by the Major Thoroughfare Plan for such intense use.

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. The proposed request is consistent with the surrounding land uses.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is consistent with its location and adjacent zoning districts on the major thoroughfares.

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.

6. Size of Tract:

The subject property measures 1.13 acres in size and is sufficient for the proposed request.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.

