



City of San Antonio

Legislation Details (With Text)

File #: 19-1273

Type: Zoning Case

In control: Zoning Commission

On agenda: 1/15/2019

Title: ZONING CASE # Z-2018-900059 CD (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 32, Block 2, NCB 14052, located at 6619 Topper Ridge. Staff recommends Approval.

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 Z-2018-900059 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 (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 15, 2019

Case Manager: John Osten, Senior Planner

Property Owner: Pro Jams Corporation

Applicant: Pro Jams Corporation

Representative: Javier Mayen

Location: 6619 Topper Ridge

Legal Description: Lot 32, Block 2, NCB 14052

Total Acreage: 0.202

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Randolph Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary "R-1" Single-Family Residence District by Ordinance 79034, dated December 31, 1993. The property was rezoned from Temporary "R-1" to "I-1" Industrial District by Ordinance 80236, dated May 26, 1994. The property converted from "I-1" to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Contractor facility

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Metal fabrication and contractor facility

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Truck repair

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Outside storage

Overlay and Special District Information:

"AHOD"

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: Topper Ridge

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: No VIA bus route available within walking distance

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 for an Auto and Vehicle Sales is 1 parking space per 2,000 square feet of the gross floor area.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-1” General Industrial District which provides for the establishment of various industrial uses. Examples of permitted uses include warehousing, storage (both indoors and outside), manufacturing, and processing. A minimum of 30 foot building setback will be provided when abutting residential uses or zoning.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not located within a Regional Center or within ½ of a mile of a 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” 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-1” General Industrial District is an acceptable zoning district for the property and surrounding area. The requested “C-2” base zoning is appropriate for the property and it is less intense than the surrounding zoning districts.

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 does not appear to conflict with the goals and key themes of the North Sector Plan. The proposed rezoning will not propose any adverse impacts to surrounding properties.

Relevant Goal and Objective of the North Sector Plan:

Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

Objective ED-1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

6. Size of Tract:

The subject property is 0.202 acres, which would reasonable accommodate the proposed 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.

The subject property is located within the Randolph Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.