



City of San Antonio

Legislation Details (With Text)

File #: 15-6102

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/1/2015

Title: ZONING CASE # Z2016018 CD (Council District 5): A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-018 Location Map, 2. Z2016018 CD Site Plan

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

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016018 CD

SUMMARY:
Current Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District

Requested Zoning: "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 1, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: George and Rida Daau

Applicant: Salah Diab, P.E.

Representative: Salah Diab, P.E.

Location: 5210 South Zarzamora Street

Legal Description: 0.086 acres of land out of NCB 7941

Total Acreage: 0.086

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Quintana Community

Planning Team: Nogalitos/S. Zarzamora-26

Applicable Agencies: None

Property Details

Property History: The property was annexed into the city on August 3, 1944 (Ordinance 1259) and was zoned “F” Retail District. On August 27, 1992 the property was rezoned to “B-3R” Restrictive Business District (Ordinance 76367). On June 18, 2009 the property was rezoned to “C-2P” Commercial Pedestrian District (Ordinance 200906180539).

Topography: The 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: North

Current Base Zoning: C-2P, R-4

Current Land Uses: Commercial Uses and Single-Family residences

Direction: East

Current Base Zoning: C-2P, R-4

Current Land Uses: Vacant Lot and Single-Family Residences

Direction: South

Current Base Zoning: RM4, R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: UZROW

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: Zarzamora Street

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Flanders Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Nogalitos Street
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Thoroughfare: Brighton Street
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of South Zarzamora Street and Flanders Avenue. Route 520 provides service to the area.

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: Auto Sales: Minimum 1 space per 500 sf. GFA. Maximum Parking Requirement: 1 space per 375 sf. GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District

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 located within the Nogalitos/S. Zarzamora Community Plan and is designated as Mixed Use in the future land use component of the Plan. The requested "C-2P CD" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The proposed "C-2P CD" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.086 acres in size.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide a land use within an area 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 granting of conditional zoning shall only be for the conditional use named in the ordinance approved the Conditional Use zoning district provisions.