



City of San Antonio

Agenda Memorandum

File Number: 16-1047

Agenda Item Number: Z-4.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016025 CD

SUMMARY:

Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Christopher Trevino

Applicant: Rene Morales

Representative: Rene Morales

Location: 1538 and 1542 West Hildebrand Avenue

Legal Description: Lot 28, Block 79, NCB 2794

Total Acreage: 0.248

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: Keystone and Los Angeles Heights Neighborhood Associations

Planning Team: Near Northwest-21

Applicable Agencies: None

Property Details

Property History: The property is located within the original 36 Square miles of the City and was originally zoned “B” Residence District. On July 18, 1968 (Ordinance 36659) the property was rezoned to “B-1” Business District. On February 11, 1988 the property was rezoned to “B-2NA Non Alcoholic Sales Business District. Upon the adoption of 2001 Unified Development Code, the base zoning converted to C-2NA Commercial District Non-Alcoholic Sales.

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-1, R-4

Current Land Uses: Commercial Uses and Single-Family residences

Direction: East

Current Base Zoning: C-1, R-4

Current Land Uses: Commercial Uses and Single-Family residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4, C-1, C-2

Current Land Uses: Commercial Uses and Single-Family residences

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: Hildebrand Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Buckeye Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Lullwood Avenue

Existing Character: Local

Proposed Changes: None known

Thoroughfare: IH-10 West

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of West Hildebrand and Buckeye Avenue. Route 509 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-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 Near Northwest Community Plan and is designated as Neighborhood Commercial in the future land use component of the Plan. The requested "C-1" base zoning district is consistent with the adopted land use designation. The applicant requests this zoning change in order to convert the existing commercial development and the associated parking lot into a motor vehicle sales car lot.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The requested zoning and uses are consistent and compatible with the already-existing surrounding area.

3. Suitability as Presently Zoned:

The existing "C-2NA" 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 0.248 acres in size.

7. Other Factors:

None.