



City of San Antonio

Agenda Memorandum

File Number: 16-1058

Agenda Item Number: Z-12.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016038 CD

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District.

Requested Zoning: "C-1 CD" Light Commercial District with Conditional Use for Motor Vehicle Sales.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Seuame Sisongkhan and Rabiab K. Sisongkhan

Applicant: Jose Gallegos, Jr.

Representative: Jose Gallegos, Jr.

Location: 2511 Southeast Loop 410

Legal Description: Lot 3 and Lot 15, Block 7, NCB 12914, save and except the east 40 feet

Total Acreage: 0.303

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Jupe Manor Neighborhood Association

Planning Team: Eastern Triangle Team - 22

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on 9/25/1952 (ordinance # 18115) and was originally zoned "A" Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5" Residential Single-Family District.

Topography: The property does not include abnormal physical features such as slope and the property is not within a flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-5, and NP-8

Current Land Uses: Used Auto Sales Business, vacant lots, and single family homes.

Direction: East, South

Current Base Zoning: C-1, C-1CD, and R-5

Current Land Uses: Vacant Land, Used Auto Sales, & Single-Family Homes

Overlay and Special District Information: None.

Transportation

Thoroughfare: Southeast Loop 410

Existing Character: Freeway 250' - 500'

Proposed Changes: None known

Thoroughfare: Hollyhill

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA transit stop at Rigsby Ave and Hollyhill Street.

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: Auto and Vehicle Sales: Minimum vehicle parking spaces 1 per 500 sf. GFA of sales and service building. Maximum vehicle parking spaces 1 per 375 sf. GFA of sales and service building.

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 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 subject property is located within the Eastern Triangle Community Plan and is currently designated as Low Density Mixed Use. The requested “C-1” base zoning districts is consistent with the adopted land use designation. The requested Conditional Use for Motor Vehicle Sales request is to expand the adjacent property’s use of Auto Dealership. The property is adjacent to Southeast Loop 410 and the intended use is consistent.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The property current zoning is “R-5” Residential Single-Family District. The proposed rezoning to “C-1” base zoning districts is appropriate for the subject property. The subject property location, next to Southeast Loop 410 and adjacent to other Auto Dealers properties, makes it appropriate for the “C-1 CD” Conditional Use Auto Dealership. The development of the subject property contributes toward the Eastern Triangle Community Plan vision of a thriving commercial corridors and Economic Development Plan.

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 is 0.303 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The following conditions apply unless otherwise approved by the city council:

- Solid screen fencing adjacent to residential zoning and uses.