



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1659

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**Agenda Item Number:** Z-1.

**Agenda Date:** 2/18/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016080 CD

(Associated Plan Amendment 16022)

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 2, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** M&M San Antonio Properties

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 4800 San Pedro Avenue

**Legal Description:** Lot 8A-Lot 11A, Block 9, NCB 9017

**Total Acreage:** 0.338

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Edison and Olmos Park Terrace

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Office Building

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Residential Neighborhood

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Gas Station

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residential Neighborhood

**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:** San Pedro Avenue

**Existing Character:** Primary Road

**Proposed Changes:** None

**Thoroughfare:** Clower Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #4 located to the north within walking distance of 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:** The proposed zoning change will require the minimum of 1 per 500 sf GFA of sales and service building and a maximum of 375 sf GFA of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "C-2 AHOD" Commercial Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial. Zoning Commission recommended Approval (9-1).

**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 North Central Neighborhoods Community Plan, and is currently designated as Neighborhood Commercial in the future land use component of the plan. The "C-2" base zoning district is consistent with the adopted land use designation, however the applicant is requesting to condition down a more intense commercial use which is not consistent with the existing land uses. The applicant has applied for a Plan Amendment to change the designation to Community Commercial. Staff recommends denial. Planning Commission recommended approval.

**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 "C-2" base zoning district is not appropriate for the subject property's location. There are no sufficient buffers near the subject property that separate it from the single-family dwellings that are located to the east of the property. The request to rezone the subject property for conditional uses such as motor vehicle sales (full service) does not follow the current pattern of development.

**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 request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.338 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

**7. Other Factors:**

The applicant proposes an auto repair with motor vehicle sales and full service. The subject property's location on the corner of San Pedro Avenue, together with its proximity to Clower Street, a local road, makes the requested zoning change inappropriate for a conditional use to be allowed.