



City of San Antonio

Agenda Memorandum

File Number: 18-3041

Agenda Item Number: Z-15.

Agenda Date: 5/17/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2018135

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 3, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Joe Mike Partnership

Applicant: Joseph J. Hajjar

Representative: Joseph J. Hajjar

Location: 7240 Bandera Road

Legal Description: Lot 149, Block 1, NCB 18564

Total Acreage: 0.6198

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1987, established by Ordinance 66020 and was zoned “Temporary R-1” Temporary Residential District. The zoning changed to “B-3” Business District, established by Ordinance 66445, dated January 21, 1988. The current “C-3” General Commercial District converted from the previous “B-3” base zoning district upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within the Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: UZROW, Auto Repair Shop, Community Church

Direction: East

Current Base Zoning: Outside City Limits

Current Land Uses: City of Leon Valley

Direction: South

Current Base Zoning: Outside City Limits

Current Land Uses: City of Leon Valley

Direction: West

Current Base Zoning: C-3

Current Land Uses: Auto Repair Shop

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: Bandera Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on Bandera and Eckhert Road along Bus Routes 609, 88, and 606.

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 Paint and Body Shop requires a minimum of 1 per 500 sq. ft. of the Gross Floor Area and a maximum of 1 per 375 sq. ft. of the Gross Floor Area, including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-3” base zoning district is intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor located within a half (½)-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 Northwest Community Plan and is currently designated as “Light Industrial” in the land use component of the plan. The requested “L” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is currently an auto sales shop adjacent to the subject property.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is appropriate for the surrounding area. The adjacent property is zoned “C-3” as well as the property across Eckhart Road. The subject property is also fronting Bandera Road, which consists of many commercial uses along that corridor. However, the current zoning is not consistent with the Northwest Community Plan and the requested zoning will correctly correspond with the future land use.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The applicant is requesting the zone change in order to allow the use of an auto paint booth. The current “C-3” zoning permits many auto uses, but changing the zoning to “L” will create consistency with the Northwest Community Plan.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The current zoning is not consistent with the Northwest Community Plan, and the request will update the zoning to reflect the future land use.

6. Size of Tract:

The 0.6198 acre site is of sufficient size to accommodate the proposed development. There is an existing structure on the site, and any demolition of the structure would need to undergo a review process.

7. Other Factors:

None.