



City of San Antonio

Agenda Memorandum

File Number: 18-3363

Agenda Item Number: Z-5.

Agenda Date: 6/7/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018159 CD

SUMMARY:

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Upholstery

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 1, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Thomas Casias

Applicant: Guadalupe R. Casias

Representative: Deborah Casias

Location: 747 North General McMullen Drive

Legal Description: 0.1111 of an acre out of NCB 8289

Total Acreage: 0.1111

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Loma Vista

Applicable Agencies: None

Property Details

Property History: The subject Property was annexed into the City of San Antonio in 1945 and was zoned “JJ” Commercial District. Upon the adoption of the 2001 Unified Development Code the previous “JJ” converted to “I-1” General Industrial District. A 2007 case, Ordinance 2007-05-17-0588, rezoned the property 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: Retail Shops, Restaurant, Single-Family Residence, Gas Station

Direction: East

Current Base Zoning: R-6, MF-33, C-2, C-2 CD

Current Land Uses: Vacant Lots, Single-Family Residences, Auto Sales, Corner Grocer

Direction: South

Current Base Zoning: C-2, R-5

Current Land Uses: Retail Shops, Vacant Commercial

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single Family Residences, Duplex, Vacant Lots

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: North General McMullen

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA routes 584, 82, and 282 are 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: Auto Upholstery: Minimum parking requirement- 1 per 500 sf GFA including service bays wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is on the General McMullen-Babcock Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 West Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant is rezoning the property to come into compliance for the current Auto Upholstery use on the site. The base zoning will not change with the request and conditions may be added.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning.

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 0.1111 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use 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.

