



City of San Antonio

Agenda Memorandum

File Number: 18-4600

Agenda Item Number: Z-9.

Agenda Date: 9/20/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018233 CD
(Associated Plan Amendment 18070)

SUMMARY:

Current Zoning: "C-2 EP-1" Commercial Facility Parking/Traffic Control District

Requested Zoning: "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018. This case was continued from the July 3, 2018 Zoning hearing.

Case Manager: Kayla Leal, Planner

Property Owner: Kikai Investments, LLC

Applicant: Project Permitting of TX

Representative: Melissa Rodriguez

Location: 302 Bellinger Street

Legal Description: Lot 41, Block 14, NCB 10251

Total Acreage: 0.2755

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Coliseum-Willow Park Neighborhood Association
Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on August 16, 1951, established by Ordinance 15765. The property was zoned “B” Residence District and changed to “B-2” Business District, established by Ordinance 35941, dated November 16, 1967. The current “C-2” Commercial District converted from the previous “B-2” zoning upon adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, dated May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Parking Lot, Vacant Residential

Direction: East

Current Base Zoning: C-2, C-3

Current Land Uses: Used Auto Sales, Vacant Lot

Direction: South

Current Base Zoning: C-3, C-2

Current Land Uses: Gas Station, Bail Bonds Office

Direction: West

Current Base Zoning: R-4

Current Land Uses: Bar, Vacant Residential

Overlay and Special District Information: The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: Bellinger

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Ferris Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #27299) within walking distance on Martin Luther King Drive along Bus Routes 225, 25, and 26.

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: The use of Auto and Light Truck Repair requires a minimum of one (1) parking space per 500 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 375 square-feet of the GFA. The GFA includes service bays, wash tunnels and retail areas, plus two (2) additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-2” base zoning district accommodates 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 located within a Regional Center nor within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission (6-4) recommends Approval with Conditions, pending Plan Amendment.

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 Arena District/Eastside Community Plan and is currently designated “Medium Density Residential” in the land use component of the plan. The requested “C-2” base zoning district is not consistent with the adopted land use designation. The applicant has requested a Plan Amendment to “General Commercial” to create consistency with the plan. Staff recommends Approval of the Plan Amendment request. The Planning Commission continued the case to the July 11, 2018 hearing.

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 commercial zoning and uses directly abutting the subject property.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the surrounding area. The request will be maintaining the base zoning district for the proposed Auto and Light Truck Repair.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The property is currently zoned “C-2” and the applicant is requesting a Conditional Use in order to maintain the intensity of the “C-2” base zoning district.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The subject property is currently zoned "C-2" and the requested Plan Amendment will be creating consistency between the Arena District/Eastside Community Plan and the current zoning.

6. Size of Tract:

The 0.2755 acre site is of sufficient size to accommodate the proposed development.

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.

If approved by Council the Zoning Commission recommends the following conditions:

- 1) Property must have a 6 foot fence along the existing fence footprint.
- 2) Applicant must park all vehicles inside of building or behind privacy fence by 7 p.m. daily.
- 3) Operating hours will be from Monday thru Friday from 8 a.m. - 5 p.m.