



City of San Antonio

Agenda Memorandum

File Number:14-399

Agenda Item Number: Z-8.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2014089 CD

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2014

Case Manager: Tony Felts, Planner

Applicant: Margaret Tschirhart

Representative: Luis and Banira Cordova

Location: 3429 Southwest Military Drive

Legal Description: The north 440 feet of Lot 5 and the east 11 feet of the north 440 feet of Lot 6, Block 4, NCB 8780

Total Acreage: 1.0278

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Planning Team: Kelly/South San PUEBLO Community Plan - 33

Applicable Agencies: Joint Base San Antonio Lackland

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “LL” First Manufacturing District. In a 1977 case, the property was rezoned to “I-2” Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. The subject property is not platted and is developed with a vacant commercial structure measuring 2,387 square feet in size that was constructed in 1957.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “C-3”, “C-3NA CD”, “I-2”

Current Land Uses: Offices, Motor Vehicle Sales, Residences, Motel and Credit Union

Direction: South

Current Base Zoning: “C-3NA S”, “C-2” and “C-2 CD”

Current Land Uses: Self Service Storage, Motor Vehicle Sales, Auto and Light Truck Repair and Gym

Direction: West

Current Base Zoning: “I-2” and “C-2 CD”

Current Land Uses: Truck Parts Resale and Motor Vehicle Sales

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: Southwest Military Drive

Existing Character: Primary Arterial Type A; three lanes in each direction with a center turn lane and sidewalks in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 251 and 524 lines, which operate along Southwest Military Drive with multiple stops in the immediate proximity 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a proposed auto repair facility.

Auto and Light Truck Repair: Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay; Maximum allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay.

The requisite Conditional Use site plan shows 12,398 square feet of building space and 28 parking spaces.

ISSUE:

None.

ALTERNATIVES:

Denial of the request will result in the subject property retaining the existing “I-2” Heavy Industrial base zoning district, and development of the proposed auto and light truck repair would be prohibited.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 Kelly/South San PUEBLO Community Plan and currently is designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted 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 area includes many vehicle sales and repair facilities. The property is located along a primary arterial street that has long been developed with intense commercial uses.

3. Suitability as Presently Zoned:

The “I-2” base zoning is not consistent with the adopted land use designation. The “I-2” district is meant to accommodate industrial and manufacturing uses that are not likely compatible with the surrounding commercial uses.

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

6. Size of Tract:

The subject property is 1.0278 acres in size, which should reasonably accommodate the uses permitted in “C-2”, the proposed conditional use and required parking (as shown on the requisite site plan).

7. Other Factors:

The subject property is located within the Lackland Military Influence Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. A reply of “no comment” was received.