



City of San Antonio

Agenda Memorandum

File Number: 14-2843

Agenda Item Number: Z-10.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014273 CD

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 a Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: Jimmy Escobedo and Ruth Escobedo

Applicant: Stephen Arters

Representative: Stephen Arters

Location: A portion of the 11900 Block of Southeast Loop 410 (aka 11942 Southeast Loop 410)

Legal Description: Lot 3, Block 11, NCB 14849

Total Acreage: 0.1926

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1952 and was originally zoned “B” Residence District. In a 1986 City-initiated large-area case, the property was rezoned to “B-3NA” Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3NA” General Commercial Nonalcoholic Sales District. In a 2003 City-initiated, large-area case, the property was rezoned to “UD” Urban Development District. In a 2014 City-initiated, large-area case, the property was rezoned to “C-2” Commercial District.

The property was platted into its current configuration in 2013 (Volume 9660, Page 11 of the Deed and Plat Records of Bexar County, Texas), and is occupied with a small storage shed and carport.

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

Adjacent Base Zoning and Land Uses

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residence and Vacant Land

Direction: West and East

Current Base Zoning: “C-2”

Current Land Uses: Outside Storage

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: Southeast Loop 410

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

Thoroughfare: East Chavaneaux Road

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The closest VIA bus line is the number 42 line, which operates along Roosevelt Avenue, east 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. Motor Vehicle Sales uses are required to provide a minimum of 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building, and a maximum of 1 space per 375 square feet of GFA of sales and service building.

ISSUE:

The Villa Coronado Neighborhood Association is in support of the rezoning request.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning classification prohibiting the conditional use for motor vehicle sales (full service).

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 Heritage South Sector Plan and is currently designated as General Urban Tier 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 has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Staff finds the proposed use to be appropriate as the property is situated along an arterial thoroughfare, surrounded by other properties of similar use and/or zoning district.

3. Suitability as Presently Zoned:

The current “C-2” zoning is appropriate for the area. The “C-2” Commercial zoning district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along this block of Southeast Loop 410.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested base zoning district is consistent with the adopted land use plan.

6. Size of Tract:

The subject property measures 0.1926 acres and is of sufficient size to accommodate the proposed use, as shown on the Conditional Use site plan.

7. Other Factors:

The applicant requests a 6-foot fence along the front yard of the 0.1926 acre tract of land as well as an 8-foot fence along the side and rear yards of the subject property. According to Section 35-514 (d)(2)(D) “additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization.”