



City of San Antonio

Agenda Memorandum

File Number: 15-5168

Agenda Item Number: 22.

Agenda Date: 10/6/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015301 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 Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Erica Greene, Planner

Property Owner: Fred and Barbara Prassel

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 5939 San Pedro Avenue

Legal Description: Lot 2A, NCB 10114 located at 5939 San Pedro Avenue

Total Acreage: 1.372

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Shearer Hills-Ridgeview Neighborhood Association

Planning Team: North Central - 47

Applicable Agencies: None

Property Details

Property History: The subject property was annexed October 13, 1955 per ordinance #21787 and zoned “F” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2 AHOD” Commercial Airport Hazard Overlay 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: I-1

Current Land Uses: Retail Commercial

Direction: West

Current Base Zoning: R-4

Current Land Uses: Auto Repair

Direction: South

Current Base Zoning: UZROW

Current Land Uses: None(Creek)

Direction: East

Current Base Zoning: RP

Current Land Uses: Commercial Entertainment

Overlay and Special District Information: None

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial Six-Lane Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #4 and located to the north of the subject property on San Pedro in front of 6127.

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: The proposed zoning change will not change the parking requirements of the current uses since parking has already been established, meeting the requirements of 4 parking spaces plus 2 parking spaces for manager’s quarters.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “C-2 AHOD” Commercial

Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 North Central Neighborhood Plan, and is currently designated as Community Commercial in the future land use component of the plan. The C-2” Commercial 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.

3. Suitability as Presently Zoned:

The current “C-2 AHOD” base zoning district is appropriate for the subject property’s location. The adjacent properties is zoned “I-1” General Industrial District, which works in conjunction with the surrounding zoning districts.

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 1.372 acres in size, which should reasonably accommodate development for Motor Vehicle Sales.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.