



City of San Antonio

Legislation Details (With Text)

File #: 15-2231
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/7/2015
Title: ZONING CASE # Z2015137 CD (Council District 3): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on South 70 feet of Lot 11 and 12, Block 106, NCB 9376. 3021 Pleasanton Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015137 Location Map, 2. Z2015137CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015137 CD

SUMMARY:
Current Zoning: "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2 NA CD AHOD" Commercial Nonalcoholic Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 7, 2014

Case Manager: Oscar Aguilera, Planner

Property Owner: Jose Enrique Olivera

Applicant: Jose Enrique Olivera

Representative: Jose Enrique Olivera

Location: 3021 Pleasanton Road

Legal Description: The south 70 feet of Lot 11 & 12 Block 106, NCB 9376

Total Acreage: 0.1607

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Harlandale Park Association

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits. In February 25, 1988 (Ordinance # 66677) the Property was rezoned from Temporary "R-1" Residential District to "B-2NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-2NA" Commercial Nonalcoholic Sales District. The subject property is developed with a commercial structure measuring 900 square-feet that was built in 1946, a detached carport structure measuring 171 square-feet that was built in 1970, an equipment shed structure measuring 250 square-feet unknown build date, and a fence built in 1970, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses

Direction: North, South

Current Base Zoning: "C-3NA", "R-6"

Current Land Uses: Restaurant, Auto Parts, Sports Store

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "I-1", "C-2"

Current Land Uses: Auto Paint, Vacant Commercial, Retail Center

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: Pleasanton Road

Existing Character: Secondary Arterial Type A 86'; 2 lane in each direction with turning center lane and sidewalks

Proposed Changes: None known

Thoroughfare: Cantrell Drive

Existing Character: Local; 1 lane in each direction and sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are number 44, and 243, which operates along Pleasanton Road, with a bus stop adjacent to the 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 and Vehicle Sales; Minimum Parking Requirement: 1 space per 500 sq GFA of sales and service building. Maximum Parking Requirement: 1 space per 375 sq GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request will not allow the property to have Conditional Use for Motor Vehicle Sales; but rather remain “C-2 NA” Commercial Nonalcoholic Sales 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 West / Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-2NA AHOD” with a Conditional Use for Motor Vehicle Sales 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. The proposed use is consistent with the established development pattern of the neighborhood. The neighborhood is made up of a mixture of commercial and residential uses.

3. Suitability as Presently Zoned:

The existing “C-2NA” base zoning district is appropriate for the subject property. The neighborhood consists of mostly commercial uses along Pleasanton Road. The requested conditional use is consistent with the existing development pattern in the neighborhood.

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

6. Size of Tract:

The subject property is 0.1607 of an acre in size, which is sufficient to accommodate the proposed conditional

use for Auto Sales and all required off-street parking requirements.

7. Other Factors:

According to Section 35-422(e)(3), the following conditions apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Hours of operation shall not be permitted before 9:00 a.m. or after 9:00 p.m.

Staff recommends the following conditions in lieu of Section 35-422(e)(3):

- A. A 10-foot Type A landscape buffer shall be provided along property boundaries abutting single-family residential zoning or uses.
- B. Any on-site lighting shall be directed onto the site and point away from any surrounding residential zoning or uses.
- C. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.