



City of San Antonio

Legislation Details (With Text)

File #: 15-3060
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/19/2015
Title: ZONING CASE # Z2015174 S (Council District 6): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 4 and 5, Block 1, NCB 18859, generally located in the 9600 Block of Culebra Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map Z2015174S, 2. Z2015174S_Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015174S
(Associated Plan Amendment 15041)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Constellations Investment Partnership, Ltd.

Applicant: KLove Engineering, LLC

Representative: KLove Engineering, LLC

Location: 9600 Block of Culebra Road

Legal Description: Lot 4 and Lot 5, Block 1 NCB 18859

Total Acreage: 2.57

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Planning Team: Northwest CP Planning Team - 13

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits. The property was originally annexed on December 15, 1988 (Ordinance # 68296). The property was originally zoned as Temporary "R-1" Single Family Residential District. On April 12, 1990, the property was rezoned from Temporary "R" Single-Family District to "B-2" Business District (Ordinance 71383). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to "C-2" Commercial District. Finally, portion of the property, Lot 5, was rezoned to "C-2NA S" Commercial Nonalcoholic Sales District with Specific Use Authorization for a Commercial Athletic Field on September 15, 2008 (Ordinance 2008-09-18-0851).

Topography: The subject 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: East and North

Current Base Zoning: "C-2NA S", "C-2", "MF 33", "R-5"

Current Land Uses: town-homes, vacant land, childcare facility

Direction: West, South

Current Base Zoning: "C-3 R", "C-2" "R-5"

Current Land Uses: gas station, town-homes, and vacant land.

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: Culebra Road

Existing Character: Primary Arterial Type A 120'

Proposed Changes: None known

Thoroughfare: Village Park Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: None.

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: Carwash: 1 per 500 sf. GFA including service bays, watch tunnels and retail areas. Maximum Parking Requirement: 1 per 375 sf. GFA including service bays, watch tunnels and retail areas.

ISSUE:
None

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the “C-2 AHOD” Commercial Airport Hazard Overlay District zoning.

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 Northwest Community Plan and is designated as a Medium Density Residential and Neighborhood Commercial. The "C-2 S" Commercial zoning District with a Specific Use Authorization for a Carwash is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Community Commercial. Staff and the Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested "C-2 S" Commercial District with a Specific Use Authorization for a Carwash is appropriate for the subject property. The request “C-2 S” will not have any effects on the future development. The site location is on a Primary Arterial Type A 120 Thoroughfare and adjacent to a gas station and commercial use. The requested “C-2 S” base zoning district is consistent with the adopted land use designation.

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 2.57 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The purpose of the Specific Use Authorization 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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.