



City of San Antonio

Legislation Details (With Text)

File #: 15-3618
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/16/2015
Title: (Continued from 06/02/15) ZONING CASE # Z2015198 CD (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 14 and 15, Block 2, NCB 15587 located at 2302 and 2310 Westward Drive. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-198_Location Map, 2. Z2015198 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2015198 CD

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family 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: June 16, 2015. This case was continued from the June 2, 2015 meeting.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Hossam Bulbisi

Applicant: Salah Diab, P.E

Representative: Salah Diab, P.E

Location: 2302 and 2310 Westward Drive

Legal Description: Lot 14 and 15, Block 2, NCB 15587

Total Acreage: 0.44

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Lackland Terrace Neighborhood Association/Cable-Westwood Association

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject properties were annexed in 1972, and were originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District.

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: North

Current Base Zoning: C-2NA

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-3

Current Land Uses: Auto Repair and Accessories

Direction: East

Current Base Zoning: C-2 NA

Current Land Uses: Restaurant

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: Westward Drive

Existing Character: Local; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: West Military Drive

Existing Character: Secondary Arterial Type A 86'; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 613 and 615 operate along West Military Drive, with multiple stops adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because 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 rezoning application refers to a proposed auto and light truck repair facility.

Minimum Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas. Maximum Allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject properties retaining the current zoning designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the zoning change request will likely result in the demolition of the existing residential structures on the subject properties. Staff is concerned with the loss of housing stock and the potential for commercial encroachment into the residential neighborhood. In addition, the proposed request is an intense commercial use that is not allowed by right in the “C-2” base zoning district and would be directly adjacent to residential uses without appropriate buffers.

3. Suitability as Presently Zoned:

The existing “R-6” zoning at 2302 and 2310 Westward Drive is appropriate for the existing use, location of the lot, and the surrounding neighborhood. The proposed “C-2” Commercial District and Conditional Use for Auto and Light Truck Repair is not a suitable zoning designation due to the high intensity of the use in a well-established residential neighborhood.

4. Health, Safety and Welfare:

Staff finds that the proposed request will result in adverse effects on public health, safety, and welfare. The potential noise, traffic, and chemical odors would negatively impact nearby homeowners.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject site is 0.44 acres in size. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. If the proposed request is approved, the granting of conditional zoning shall only be for the conditional use named in the ordinance approving Conditional Use zoning district provisions.