



City of San Antonio

Legislation Details (With Text)

File #: 15-4007

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/21/2015

Title: ZONING CASE # Z2015239 S (Council District 3): A request for a change in zoning from "C-2 MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2 RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "C-2 S MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay with Specific Use Authorization for a Carwash and "C-2 S RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 20, NCB 10930 located at 7622 South Presa Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015239 Location Map, 2. Z2015239 S Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015239S

SUMMARY:

Current Zoning: "C-2 MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2 RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 S MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay with Specific Use Authorization for a Carwash and "C-2 S RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Money Cay, LLC (Mark Granados, Member of GFR Development Services, LLC)

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: 7622 South Presa Street

Legal Description: Lot 20, NCB 10930

Total Acreage: 4.771

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: N/A

Planning Team: Stinson Stakeholders - 13

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was originally annexed on September 25, 1952 (Ordinance 18115) and was originally zoned "B" Residence District. On January 14, 1986 the property was rezoned to "B-3" Business District. On May 19, 2011 the portion of the property facing South Presa Street was rezoned to "C-2 MC-2" Commercial South Presa Metropolitan Corridor Improvement Overlay District and the portion facing SE Military Drive was rezoned to "C-2" Commercial District (established by Ordinance 2011-05-19-0425. The property used to be the Southeast Texas Highway Department Main Office. The River Improvement Overlay-6, RIO-6, designation was established by Ordinance 2009-06-0475, dated June 04, 2009.

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: North

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

Current Land Uses: Apartments, vacant, restaurant

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Apartments, vacant

Direction: South

Current Base Zoning: "MF-25"

Current Land Uses: Apartments, Vacant Land

Direction: West

Current Base Zoning: "C-3", "L", & "I-2 S"

Current Land Uses: Vacant, refinery

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.

All surrounding properties carry the “MC-2” South Presa Metropolitan Corridor overlay. The “MC-2” does not limit uses, but does require review to ensure consistency with the corridor improvement plan by the zoning section of the Development Service Department.

All surrounding properties carry the “RIO-6” River Improvement Overlay District overlay. This overlay does not limit uses, but does require design review from the Office of Historic Preservation.

Transportation

Thoroughfare: Persa

Existing Character: Secondary Arterial Type A 86’

Proposed Changes: None known

Thoroughfare: S.E. Military Drive

Existing Character: Primary Arterial Type A 120’

Proposed Changes: None known

Public Transit: VIA bus routes 36 operates at the Corner of South Presa and S.E. Military Drive

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Auto - Carwash: 1per 500 sf. GFA including services bays, wash tunnels and retail areas. Maximum Parking Requirement: 1per 375 sf. GFA including services bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the current 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 in the Stinson Airport Vicinity Land Use Plan. The current land use is Community Commercial. The property is currently zoned with a base district of “C-2”. The proposed rezoning does not change the base district. Therefore, a finding of consistency is not required. “C-2” is a consistent zoning district in the Community Commercial land use category.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The proposed "C-2S" Specific Use Authorization for a Carwash would be appropriate for the subject property. The property is currently vacant, surrounded by commercial land uses and adjacent to SE Military Drive and Presa Street.

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

7. Other Factors:

None.