



City of San Antonio

Legislation Details (With Text)

File #: 15-4737
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/1/2015
Title: ZONING CASE # Z2015269 CD (Council District 7): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.410 acres of land out of NBC 11492 located at 2506 Bandera Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-269 Location Map, 2. Z2015269 CD_SP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2015269 CD

SUMMARY:
Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales 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: September 1, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Edward D. & Irene D. Salinas

Applicant: Edward D. Salinas

Representative: Edward D. Salinas

Location: 2506 Bandera Road

Legal Description: 0.410 of an acre out of NCB 11492

Total Acreage: 0.410

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Thunderbird Hills Neighborhood Association contiguous to the 200 feet.

Planning Team: West/Southwest Sector Planning Team-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1952 and was originally zoned Temporary "A" Temporary Single-Family Residence District. In 2001 the subject property was rezoned to "R-5" Residential Single-Family District. In 2005 the subject property was rezoned to "C-2" Commercial District. The subject property was platted in its current configuration in 1950 as described by deed and plat records (volume 2805, page 157 of the Deed and Plat Records of Bexar County, Texas). The subject property is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL, R-5

Current Land Uses: Residential

Direction: East

Current Base Zoning: R-4, R-5

Current Land Uses: Residential, Vacant

Direction: South

Current Base Zoning: C-2, I-1

Current Land Uses: Retail Center, Storage Facility

Direction: West

Current Base Zoning: R-5, OCL

Current Land Uses: Tax and Printing Service

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: Bandera Road

Existing Character: Primary Arterial, Type A; three lanes each direction divided by center turn lane with sidewalks both sides.

Proposed Changes: None known

Thoroughfare: Hodges Drive, Althea Drive

Existing Character: Local, Type A; one lane each direction

Proposed Changes: None known

Public Transit: VIA transit routes 88 and 288 is nearby the subject property property which operates along Bandera Road.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The 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 zoning application refers to Motor Vehicle Sales.

Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) of sales and service building;

Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 subject 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 existing “C-2” base zoning district is consistent with the adopted land use designation. The proposed use can be accommodated with a Conditional Use while maintaining the current base zoning district of “C-2”. The Conditional Use will limit the property to Motor Vehicle uses and prevents more intense uses.

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.

3. Suitability as Presently Zoned:

The existing base zoning “C-2” is not consistent with the surrounding base 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures a 0.410 of an acre tract and is sufficient to accommodate the proposed Motor Vehicle Sales development and parking requirements.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use 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.

Staff recommends the following conditions if approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.