



City of San Antonio

Legislation Details (With Text)

File #: 16-1160
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/19/2016
Title: ZONING CASE # Z2016050 (Council District 4): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on the North 104.69 feet of Lot 2, Block 1, NCB 14567 located at 9450 New Laredo Highway. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016050 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2016050

SUMMARY:
Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 19, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Rasol Salehi and Dale Lewis

Applicant: Rasol Salehi

Representative: Rasol Salehi

Location: 9450 New Laredo Highway

Legal Description: the North 104.69 feet of Lot 2, Block 1, NCB 14567

Total Acreage: 1.0

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City in 1994 (ordinance # 81105) and was originally zoned "R-1" Temporary Single-Family Residential District. On August 24th, 1995 Ordinance 82683 rezoned the property to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales 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, West

Current Base Zoning: C-3R, C-3R CD

Current Land Uses: Salvage Yard and Building Materials Industry

Direction: East, South

Current Base Zoning: C-3R, NP-10

Current Land Uses: Salvage Yard 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: New Laredo Highway

Existing Character: Secondary Arterial

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: Auto Paint and Body / Auto Parts Retail: Minimum vehicle spaces: 1 per 500 sf GFA including service bays, wash tunnels and retail areas; Maximum vehicle spaces: 1 per 375 500 sf GFA including service bays, wash tunnels and retail areas; Maximum vehicle spaces NA.

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 Agribusiness Tier Land Use component of the plan. This plan states that Agribusiness Tier Land Use include consistent zoning districts of “L” Light Industrial District and “I-1” General Industrial District. Therefore, the requested “L” Light Industrial 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.

3. Suitability as Presently Zoned:

The current “C-3R” General Commercial Restrictive Alcoholic Sales zoning district is appropriate for the subject property. The requested “L” Light Industrial base zoning district is also appropriate for the subject property. The property is surrounded by automobile junkyards and recycling facilities.

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 1.0 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

Subject property previously registered Nonconforming Use for a Salvage Yard. Applicant wants to relinquish the Nonconforming Use and rezone to establish an Automotive Paint and Body use with Auto Parts Retail.