



City of San Antonio

Legislation Details (With Text)

File #: 16-1316
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/19/2016
Title: ZONING CASE # Z2016049 CD (Council District 2): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Truck Repair and Maintenance Facility on Lots 6, 7, 8, 9, 10, Block 5, NCB 12875 located at 9330 Northeast Loop 410. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-049 Location Map, 2. Z2016049 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2016049 CD

SUMMARY:
Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Truck Repair and Maintenance Facility

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

Case Manager: Robert C. Acosta, Planner

Property Owner: Reyes Alvarado

Applicant: Reyes Alvarado

Representative: Reyes Alvarado

Location: 9330 Northeast Loop 410

Legal Description: Lots 6, 7, 8, 9, 10, Block 5, NCB 12875

Total Acreage: 1.520

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Eastgate NA

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City limits on December 16, 1965 and was zoned "R-1" temporary Single-Family Residence (Ordinance #33810). On November 2, 1989 the property was rezoned to "B-3NA" Nonalcoholic Sales Business District (Ordinance #70527). Upon the adoption of the 2001 Unified Development Code, the previous base zoning converted to "C-3NA" General Commercial Nonalcoholic Sales District.

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-3NA, R-6

Current Land Uses: Commercial Uses and Single-Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-3NA, R-6

Current Land Uses: Commercial Uses and Single-Family Residences

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Loop 410

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: Loop 410

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: Eastgate Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Stutts Drive
Existing Character: Local
Proposed Changes: None known

Thoroughfare: Eunice Street
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There is no VIA mass transit service in the immediate area.

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: Truck Maintenance: Minimum 1 space per 500 sf. GFA. Maximum Parking Requirement: 1 space per 350 sf. GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the current "C-3NA AHOD" 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 IH-10 East Corridor Perimeter Plan and is designated as Community Commercial in the future land use component of the Plan. The requested "C-2" base zoning district is consistent with the adopted land use designation. The subject property consists of an existing truck maintenance facility, to include the repair of 18 wheelers. Applicant is requesting a zoning change in order to bring property in to compliance with current zoning requirements.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-3" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 1.520 acres in size.

Other Factors:

Applicant has been cited for doing work outside the scope of his current Certificate of Occupancy, Auto Repair. Therefore he is requesting rezoning to bring property into compliance.

As the property is adjacent to a residential property; staff recommends a 10-foot landscape buffer along the wrought-iron fence in the rear of the property.