



City of San Antonio

Legislation Details (With Text)

File #: 16-3636
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/21/2016
Title: ZONING CASE # Z2016170 CD (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 36, Block B, NCB 11514, located at 1427 Bandera Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map Z2016170

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2016170 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Shop

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 21, 2016.

Case Manager: Oscar Aguilera, Planner

Property Owner: Direna Corporation.

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 1427 Bandera Road

Legal Description: Lot 36, Block B, NCB 11514

Total Acreage: 0.737

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Woodland Hills Neighborhood Association.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on September 25, 1952 and was originally zoned "A" Single Family District. On June 24, 1984, the property was rezoned to "B-3" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial 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: West, North

Current Base Zoning: C-3, R-5, C-2

Current Land Uses: Auto Repair, Vacant Lot, Office Building, Motel, and Used Auto Sales.

Direction: East, South

Current Base Zoning: C-3, C-3 NA, R-5

Current Land Uses: Retail Center, Vacant Lot, Commercial Equipment Yard, Church, and Elementary School

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

Proposed Changes: None known

Public Transit: VIA bus routes 288 and 88 at Bandera Road and Willard Drive.

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: Auto Paint and Body: Minimum vehicle parking spaces 1 per 500 sf. GFA. Maximum vehicle parking spaces 1 per 375 sf. GFA.

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 requested “C-2” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The requested “C-2 CD” Commercial District with a Conditional Use for Auto Paint and Body Shop is appropriate for the subject property. The request for “C-2 CD” will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Primary Arterial Type “A” 120 feet thoroughfare and it is surrounded by similar land 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.7370 acres in size, which accommodates the proposed development with adequate space for parking.

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.

Should the Conditional Use be approved, staff recommends the following conditions:

1. An six feet solid masonry wall is required around the property that abuts residential zoned property and /or land uses
2. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.

3. All repairs will remain inside the facility and comply with all permit and environmental requirements for a body and paint shop.