



City of San Antonio

Legislation Details (With Text)

File #: 16-3698
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/21/2016
Title: ZONING CASE # Z2016152 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.2266 acres out of NCB 7264, located at 2512 Blanco Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-152 Location Map, 2. Z2016152 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016152 CD

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 21, 2016. Postponed from the June 7, 2016 Zoning Commission Meeting.

Case Manager: Shepard Beamon, Planner

Property Owner: Jimmy Moore

Applicant: Jimmy Moore

Representative: Jimmy Moore

Location: 2512 Blanco Road

Legal Description: 0.2266 acres out of NCB 7264

Total Acreage: 0.2266

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Edison Neighborhood Association, Central Los Angeles Heights Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on May 31, 1940 (Ordinance # 1941). According to available records, the property was originally zoned "J" Commercial District based on the 1938 zoning districts. Upon the adoption of the 2001 Unified Development Code, "J" base zoning has been converted to "I-1" General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, R-4, C-2NA

Current Land Uses: Auto Repair, Parking Lot, Auto Parts, Single Family Residences, Family Dollar, San Antonio Housing Trust

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant, Single Family Residences

Direction: South

Current Base Zoning: I-1, R-4

Current Land Uses: Restaurants, Auto Repair, Auto Tint & Alarm, Single Family Residences

Direction: West

Current Base Zoning: I-1, O-2

Current Land Uses: South Texas Joint Apprenticeship Program

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: Blanco Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Unnamed Thoroughfare

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Routes 2 and 202 are located near the subject property.

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 AND VEHICLE SALES - new and used-small scale (no more than 15 vehicles currently licensed and in running condition on-site at any given time for storage and/or sale. Minimum Vehicle Spaces: 1 per 500 sf GFA of sales and service building. Maximum Vehicle Spaces: 1 per 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “I-1” 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 property is located within the North Central Community Plan and is designated as Neighborhood Commercial. The requested base zoning of “C-1” 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 in relation to this zoning request as many of the surrounding properties are auto-oriented, and the primary ingress/egress is located on Blanco Road, a major thoroughfare.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is not appropriate for the subject property. The property currently has a vacant structure which is intended for commercial uses. The requested “C-1 CD” zoning will allow the property to be used for motor vehicle sales, which is not permitted under the “I-1” zoning designation. Furthermore, the requested “C-1” zoning designation is a down-zone from the more intense “I-1” and is more restrictive in permitted 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. The requested land use adheres to the North Central Community Plan by encouraging the establishment of neighborhood-friendly businesses along

the commercial corridors that promote pedestrian accessibility.

6. Size of Tract:

The subject property is 0.2266 acres in size, which accommodates the proposed development for auto sales.

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. Vehicular access to property from Blanco Road only.
2. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
3. Bufferyard along eastern property line.
4. No temporary signage.