



City of San Antonio

Legislation Details (With Text)

File #: 16-5106
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/4/2016
Title: ZONING CASE # Z2016252 S (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 4, Block 2, NCB 17550, located at 2558 Southwest Military Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2016252 S

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 4, 2016

Case Manager: Nylih Acosta, Planner

Property Owner: SW Diagnostic Building, Inc

Applicant: BlueWave Express Carwash

Representative: Stantec Consulting

Location: 2558 Southwest Military Drive

Legal Description: Lot 4, Block 2, NCB 17550

Total Acreage: 0.950

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952. The property was previously zoned "I-2" Heavy Industrial District, and later changed as the result of a 2016 case (2016-05-19-0378) zoning the property "C-2" Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: None

Current Land Uses: SW Military Dr

Direction: West

Current Base Zoning: C-2 S

Current Land Uses: Office Building

Direction: South

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: None

Current Land Uses: Railroad Track

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: SW Military Drive

Existing Character: Primary Arterial

Proposed Changes: None

Public Transit: There is a VIA bus route #551 directly in front of the subject property.

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: The proposed zoning change will not change the parking requirement of the current uses.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-2" Commercial District.

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 Kelly/South San Pueblo Community 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 future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Southwest Military Drive is a high capacity urban road, lined with Commercial uses; this request is suitable for the current pattern of development.

3. Suitability as Presently Zoned:

The current "C-2" base zoning district is appropriate for the subject property's location; the request does not change the base zoning district but adds a Specific Use Authorization for a Car Wash.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.950 acres in size, which will accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

None.