



City of San Antonio

Legislation Details (With Text)

File #: 17-1034

Type: Zoning Case

In control: City Council A Session

On agenda: 1/19/2017

Title: ZONING CASE # Z2017025 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for Equipment Storage with Outside Storage and Display on Lots 5 and 15, NCB 18009, located at 11002 Bandera Road and 11095 Biering Lane. Staff and Zoning Commission recommend Approval with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017025 CD Site Plan, 2. Z2017025 Location Map, 3. Z2017025 CD Minutes, 4. Ordinance 2017-01-19-0049

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017025 CD

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-2 CD" Commercial District with Conditional Use for Equipment Storage with Outside Storage and Display

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: Ernie and Debbie DeWinne

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 11002 Bandera Road and 11095 Biering Lane

Legal Description: Lots 5 and 15, NCB 18009

Total Acreage: 2.00

Notices Mailed

Owners of Property within 200 feet: 15

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 1965 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. A 1994 case, Ordinance #80968 zoned the subject property as "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single Family 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: MF-33

Current Land Uses: Apartment Complex

Direction: West

Current Base Zoning: R-6, C-2 NA

Current Land Uses: Residential Single-Family, Commercial Lawn Services

Direction: South

Current Base Zoning: Right-Of- Way (ROW)

Current Land Uses: Bandera Road

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant Lot, Steam Cleaning Company

Overlay and Special District Information: None

Transportation

Thoroughfare: Bandera Road

Existing Character: Major Arterial

Proposed Changes: None

Thoroughfare: Biering Lane

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #605 within walking distance 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. Service: Equipment Repair: requires a minimum of 1 per 300sf GFA and a maximum of 1 per 200sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6" Residential Single-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval with Conditions. Zoning Commission recommends Approval with Conditions. (9-0)

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 Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2" Light Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Currently, both properties are used commercially, and the commercial uses possibly existed prior to annexation. The lot fronting on Biering Lane is zoned residential, however, BCAD records show that the commercial structure existed since the 1950s. As such, the use possibly dates back prior to annexation. Staff finds that with some conditions, the impact on the neighboring community can be mitigated. Staff finds no likely adverse effects for the property fronting on Bandera Road.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property located at 11095 Biering Lane, however, the property is not used residentially. The applicant is trying to rezone the property to bring it into compliance with its current use. The requested zoning district of "C-2 CD" for Outside Storage with Display is appropriate for the subject property's location on Bandera Road.

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 land use goals and strategies of the North Sector Plan to

support compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. Size of Tract:

The subject property totals 2.00 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations

The applicant proposes equipment storage with outside storage and display on the subject property. Staff recommends the following conditions:

1. Solid screen fencing adjacent to residential zoning and along the northeast property line of Lot 15, NCB 18009, being that lot fronting on Biering Lane.
2. No temporary signage.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning.
4. A “Type C” 15 foot bufferyard shall be established along the northwest property line of Lot 15, NCB 18009, being that lot fronting on Biering Lane.
5. There shall be no access to the property off of Biering Lane.