



City of San Antonio

Legislation Details (With Text)

File #: 17-1666
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/21/2017
Title: ZONING CASE # Z2017057 S (Council District 3): 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 Carwash on Lot 28, Block 338, NCB 9431, located at 3319 Pleasanton Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2017057 S Location Map, 2. Z2017057 Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case: Z2017057 S

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 21, 2017

Case Manager: Oscar Aguilera, Planner

Property Owner: Quickpay Enterprises, Inc.

Applicant: Marcello Martinez

Representative: Marcello Martinez and Steven Martin

Location: 3319 Pleasanton Road

Legal Description: Lot 28, Block 338, NCB 9431

Total Acreage: 0.642

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on September 25, 1952 and was originally zoned "Temp R-1" Temporary Single-Family Residence District and later was rezoned to "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3NA" General Commercial Nonalcoholic Sales District. On May 31 2015, Ordinance 2015-05-21-0449 rezoned the property to "C-2" 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: North,

Current Base Zoning: C-3, R-6, R-4

Current Land Uses: Gas Station, Restaurants, Office, Auto Service

Direction: East

Current Base Zoning: C-3, I-1, R-6, R-4

Current Land Uses: Gas Station, Restaurants, Auto Service, Laundromat

Direction: South

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

Current Land Uses: Vacant Lots, Second Hand Store, Auto Service, Single-Family Home

Direction: West

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

Current Land Uses: Vacant Lot, Single Family Homes

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: Pleasanton Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Thoroughfare: Hutchins Place

Existing Character: Secondary Arterial Type A 70'

Proposed Changes: None known

Public Transit: VIA bus route 44 and 243 stops located at Pleasanton Road and Vestal Place.

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: Carwash: 1 spaces per 500 sf. GFA including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 space per 375 sf. GFA including service bays, wash tunnels and retail areas.

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 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 S” with Specific Use Authorization for a Carwash is appropriate for the subject property. The request will not have any negative effects on future development, but rather provide additional services to the community. The current “C-2” base zoning district is also appropriate.

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 0.642 acres in size, which accommodates the proposed development with adequate

space for parking.

7. Other Factors:

The purpose of the Specific Use Authorization 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.