



City of San Antonio

Legislation Details (With Text)

File #: 17-1670
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/21/2017
Title: ZONING CASE # Z2017052 CD (Council District 2): 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 Truck Repair and Maintenance on Lot 51, Block 4, NCB 14062, located at 9800 Perrin Beitel Road. Staff recommends Approval with Conditions.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2017052 Location Map, 2. Z2017052 Site Plan & Landscape Rendering

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case: Z2017052 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 Conditional Use for Truck Repair and Maintenance

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

Case Manager: Oscar Aguilera, Planner

Property Owner: Maribal Properties, Inc

Applicant: Santi Auto & Truck Repair Center, LLC

Representative: Mitsuko Ramos, Government Relations Group of TX

Location: 9800 Perrin Beitel Road

Legal Description: Lot 51, Block 4, NCB 14062

Total Acreage: 3.529

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The property was originally annexed on August 10, 1967 and zoned as “Temp R-1” Temporary Single-Family Residence District. On September 21, 1967 the property was rezoned to “B-3” Business District (Ordinance # 35776). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district 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: East

Current Base Zoning: “C-3”, R-6, RM-4

Current Land Uses: Vacant Lots, Abandon Car Dealership Building, Retail, Daycare Center, Multi-Family

Direction: South

Current Base Zoning: “C-3”, R-6, RM-4

Current Land Uses: Vacant Lots, Abandon Car Dealership Building, Retail, Daycare Center, Multi-Family

Direction: West

Current Base Zoning: “C-3”, R-5”, R-6, I-2”

Current Land Uses: vacant lots, Training Center, Car and truck rentals, Single Family homes, utility easement.

Direction: North

Current Base Zoning: “C-3”, R-5”, R-6, I-2”

Current Land Uses: vacant lots, Training Center, Car and truck rentals, Single Family homes, utility easement.

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: Perrin Beitel Road

Existing Character: Secondary Arterial Type A 86’

Proposed Changes: None known

Thoroughfare: Clear Spring Drive

Existing Character: Local

Proposed Changes: None known

Public Transit: None.

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:

Parking Information: Truck and Heavy Equipment; Minimum vehicle parking spaces 1 per 500 sf of GSG service building. Maximum vehicle parking spaces 1 per 375 sf of GSF service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-3" General Commercial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with conditions.

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 San Antonio International Airport Vicinity Land Use Plan and is designated as Community Commercial land use. The requested "C-2" Commercial base zoning district is consistent with the adopted 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 applicant requests this zoning change in order to have a Truck Repair and Maintenance business. The requested zoning designation is consistent with the existing development pattern. The property is adjacent to the USPS transportation hub and the applicant has a contract to service the USPS vehicles. The current "C-3" General Commercial base zoning district is inconsistent with the future land use plan.

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 3.529 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.

Staff recommends the following conditions:

1. Solid screen fence along the east property line.
2. Use of metal building materials shall not exceed 25% of the building façade facing Perrin Beitel Road.
3. No outdoor repair of vehicles.