



City of San Antonio

Legislation Details (With Text)

File #: 17-1676
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/21/2017
Title: ZONING CASE # Z2017058 CD (Council District 7): A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted on Lot P-5B, P-5G, and P-5H, NCB 16051, located in the 8200 Block of West Loop 1604 North. 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: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2017058 CD

SUMMARY:
Current Zoning: "C-3" General Commercial District

Requested Zoning: "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted

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

Case Manager: Nylicah Acosta, Planner

Property Owner: George D. McLeod Jr. & Pierce E. Cole

Applicant: Curtis C. Gunn, Ltd.

Representative: Kaufman & Killen, Inc

Location: 8200 Block of West Loop 1604 North.

Legal Description: Lot P-5B, P-5G, and P-5H, NCB 16051

Total Acreage: 3.012

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1993 and was previously zoned “B-3” Business District. A 1994 case (Ordinance 81169) zoned the subject property as “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General 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: C-3

Current Land Uses: Stone & Soil Depot, Inc

Direction: West

Current Base Zoning: C-3

Current Land Uses: Storage Facility

Direction: South

Current Base Zoning: C-3

Current Land Uses: Storage Facility

Direction: East

Current Base Zoning: C-3

Current Land Uses: Car Sales Lot

Overlay and Special District Information: None

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway.

Proposed Changes: None Known.

Public Transit: VIA route 660 is within walking distance from the south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Auto- Paint and Body: Minimum Vehicle Spaces- 1 per 500 sf GFA including Service

Bays, wash tunnels and retail areas. Maximum Vehicle Spaces- 1 per 375 sf GFA including Service Bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning 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 West Sector Plan, and is currently designated as Mixed Use Center in the future land use component of the plan. The requested “C-2” Commercial 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. The requested “C-2 CD” Commercial District with a Conditional Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted is a down zoning, and provides development constraints to ensure compatibility with surrounding properties in regards to buffers, landscaping, lighting, setbacks, hours of operation, signage and building façade.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location; however, the proposed “C-2” still allows the property owner to have the same use, while being compatible with the current land use classification. Whereas the current “C-3” requires a higher land use classification, which would not be appropriate for the area.

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, because the request is consistent with the plan.

6. Size of Tract:

The subject property totals 3.012 acres in size, which will 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.