



City of San Antonio

Legislation Details (With Text)

File #: 17-2636
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/18/2017
Title: ZONING CASE # Z2017120 CD (Council District 4): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.819 acres out of NCB 15177 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 0.8611 acres out of NCB 15177 located at 3722 SW Loop 410. 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: 4

SUBJECT:
Zoning Case Z2017120 CD

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.8646 acres out of NCB 15177 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 0.8611 acres out of NCB 15177

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Rayco Automotive

Applicant: Mr. Raied Alkiswani

Representative: Jose Villagomez, P.E.

Location: 3722 SW Loop 410

Legal Description: 2.7257 acres out of NCB 15177

Total Acreage: 2.7257

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Springvale Neighborhood Association and Valley Hi North Neighborhood Association

Applicable Agencies: Lackland

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1979 case rezoned a portion of 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 and 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: C-3R and C-2

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-2 and C-3

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: R-6, R-6 S, C-2NA and O-2

Current Land Uses: Medical Office, Parking Lot, Church and Community Garden

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

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: South West Loop 410

Existing Character: Freeway
Proposed Changes: None Known

Thoroughfare: Ferncroft Drive
Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Cedarhurst Drive
Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Knollwood Drive
Existing Character: Local Road
Proposed Changes: None Know

Public Transit: There are no VIA routes within walking distance from 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: Auto- Minimum vehicle spaces: N/A. Maximum vehicles spaces: N/A. Dwelling- Minimum vehicle spaces: 1.5 per unit. Maximum vehicle spaces: 2 per unit.

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/ Southwest 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 and “MF-40” Multi-Family District are 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.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location; however, a portion of the property is being down zoned, while the remaining portion will act as a buffer from the freeway to the adjacent single-family neighborhood.

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 requested “C-2” and “MF-40” are compatible with the plan.

6. Size of Tract:

The subject property totals 2.7257 acres in size, which will reasonably accommodate the uses permitted in “C-2” Commercial District and “MF- 40” Multi-Family 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 subject property is located within the Joint Base Awareness Zone / Military Influence Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio and the City of San Antonio, the Military reviewed the request and recommends the developer of the property to consider the following:

1. The zoning request has been reviewed by JBSA Lackland organizations. JBSA does not object with the request. There are additional comments for consideration in planning and development.
 - a. Proposed zoning change to allow automotive care business to expand to wrecker/towing service does not present any encroachment issues.
 - b. In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination is also requested by facility user prior to installation or use of any Spectrum dependent commercial or manufacturing equipment.
2. The items presented above are in effort to enhance the safety of the community and minimize noise impacts due to the proximity of low flying aircraft. Improperly managed development may create unnecessary risk to the community and flight operations and impact the overall capability of the military at this location.