



City of San Antonio

Legislation Details (With Text)

File #: 17-3448
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/6/2017
Title: (Continued from 05/16/17) ZONING CASE # Z2017149 S (Council District 10): 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 a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff recommends Approval with Conditions.
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: 10

SUBJECT:
Zoning Case Z2017149 S

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 06, 2017. This case was continued from the May 16, 2017 Zoning Commission hearing.

Case Manager: Kayla Leal, Planner

Property Owner: Mendez Medical Consultants

Applicant: Priscilla Gonzalez - KLove Engineering

Representative: Priscilla Gonzalez - KLove Engineering

Location: 3300 Block of Thousand Oaks Drive

Legal Description: P-133, NCB 13740

Total Acreage: 3.073

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Eden and Hunter's Mill Neighborhood Associations

Applicable Agencies: Parks and Recreation Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 24, 1964 (Ordinance #32610) and zoned Temporary "R-1" One Family Residence District. The property was rezoned to "B-2" Business District by Ordinance 63075, dated June 19, 1986. The current "C-2" resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The western third of the property is located in the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, R-6

Current Land Uses: Single-Family Residential, Drainage Right-Of-Way

Direction: East

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

Current Land Uses: Single-Family Residential, Security Self-Storage

Direction: South

Current Base Zoning: C-2, C-3R, R-5

Current Land Uses: Siding & Window Business, Gas Station, Single-Family Residential

Direction: West

Current Base Zoning: C-2, R-5

Current Land Uses: Drainage Inlet & Right-Of-Way, McAllister Park

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: Thousand Oaks Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Rowe Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: Bus Route #502 is within walking distance from the subject property at the corner of Thousand Oaks and Rowe Drive.

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: A Carwash requires a minimum of 1 parking space per 500 square feet of Gross Floor Area (including service bays, wash tunnels, and retail areas) and a maximum of 1 parking space per 375 square feet of Gross Floor Area (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.

REGIONAL CENTERS/PREMIUM TRANSIT CORRIDORS:

The subject property is located near the Greater Airport Area Regional Center. It is not located near or in any Premium Transit Corridors.

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 subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Community Commercial in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The subject property is located adjacent to a residential neighborhood; however, the potential negative effects can likely be mitigated by appropriate development standards and recommended conditions. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for as presently zoned. It is located on the corner property nearby other small commercial corner lots and off of a second arterial street.

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 because it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property measures 3.073 acres which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The rezoning request should consider being approved with the following conditions:

1. No use of outdoor amplification speakers
2. Any outdoor vacuums be located at least fifty (50) feet from neighboring residential uses
3. Outdoor lighting be directed away from neighboring residential uses