



City of San Antonio

Legislation Details (With Text)

File #: 17-4851
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/5/2017
Title: ZONING CASE # Z2017223 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Denial. (Associated Plan Amendment 17067)
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: 5

SUBJECT:
Zoning Case Z2017223 CD

SUMMARY:
Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 17, 2017 (Postponed from the October 3, 2017 Zoning Commission hearing)

Case Manager: Angela Cardona, Planner

Property Owner: Roberto Alarcan

Applicant: Roberto Alarcan

Representative: Roberto Alarcan

Location: 1320 Somerset Road

Legal Description: Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523

Total Acreage: 0.6254 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on September 23, 1944 (Ordinance 1391) and was zoned "L" First Manufacturing District. The property was then zoned to the current "I-2" Heavy Industry District on March 17, 1977 (Ordinance 47762).

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: Office Building and Restaurant

Direction: East

Current Base Zoning: "C-3" and "R-6"

Current Land Uses: Salvage Yard

Direction: South

Current Base Zoning: "C-2" and "R-6"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "C-3" and "I-1"

Current Land Uses: Auto Sales and Repair

Overlay and Special District Information: "AHOD"

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: Somerset Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: West Pyron Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #51 within walking distance of the subject property.

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: Parking requirements are determined by use: Auto and Vehicle Sales- Minimum vehicle spaces: 1 per 500 sf GFA of sales and service building. Maximum vehicle spaces: 1 per 375 GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 Kelly/South San Pueblo Plan and is currently designated as “Neighborhood Commercial”. The request for “C-1” base zoning district is consistent with the future land use.

2. Adverse Impacts on Neighboring Lands:

The current “I-2” base zoning districts is not appropriate for the surrounding area and a Heavy Industrial use negatively impacts the Plan goal to update the area with mixed use and neighborhood commercial throughout the area. Rezoning to “C-1” Light Commercial downzones the property and stays within the “Neighborhood Commercial” land use.

3. Suitability as Presently Zoned:

The current “I-2” base zoning districts is not appropriate for the surrounding area. The subject property is bounded by residential and commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Continued saturation of Industrial uses can potentially affect the economic vitality along Somerset Road.

5. Public Policy:

The request does appear to conflict with a public policy objective because the request is consistent with the Plan to increase Mixed Use along Major and Minor Corridors and to update development which compliments the “Mixed Use” and “Neighborhood Commercial” adjacencies throughout the area.

6. Size of Tract:

The subject property measures 0.6254 acres which should reasonably accommodate the uses permitted in "C-1" Light Commercial District.

7. Other Factors:

The applicant withdrew his request for a Plan Amendment and amended his application to better fit within the existing “Neighborhood Commercial” land use designation.

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.

Should the Conditional Use be approved, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
2. No outdoor amplification speakers will be allowed.
3. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.