



City of San Antonio

Legislation Details (With Text)

File #: 17-5744
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/17/2017
Title: (Postponed from 10/03/17) ZONING CASE # Z2017223 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicles Sales (Full Service) on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. 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: 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. This case is continued from the September 5, 2017 Zoning hearing and postponed from the October 3, 2017 Zoning 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.

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 applicant is requesting “C-1” Light Commercial zoning which is consistent with the “Neighborhood Commercial” land use. The Conditional Use for Automobile Sales (Full Service) allows for additional regulation of the use on the property.

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.

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 and intense commercial uses can potentially affect the economic vitality along Somerset Road and are inconsistent with the neighborhood commercial uses envisioned for this area.

5. Public Policy:

The request does not conflict with a public policy objective, which compliments the “Mixed Use” and “Neighborhood Commercial” uses 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 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 considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The following Conditions are recommended if the request is approved:

- 1) No outside amplification systems.
- 2) No temporary signs such banners, flags, wind-wavers or pennants.