



City of San Antonio

Legislation Details (With Text)

File #: 17-5739
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/17/2017
Title: ZONING CASE # Z2017284 CD (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 14, Block 1, NCB 15650, located at 6342 Wurzbach Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2017-284

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2017284 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 17, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Ikonkar Enterprises LP

Applicant: David Davila

Representative: Mario Garcia

Location: 6342 Wurzbach Road

Legal Description: Lot 14, Block 1, NCB 15650

Total Acreage: 0.5860

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio City Limits on December 26, 1972, established by Ordinance 41425 and zoned "R-3" Multiple Family Residential District. The zoning changed to "B-2" Business District on February 27, 1975, established by Ordinance 44965. The current "C-2" Commercial District converted from the previous "B-2" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, R-6

Current Land Uses: Gas Station, Single-Family Residential

Direction: East

Current Base Zoning: C-2, MF-33

Current Land Uses: Apartments

Direction: South

Current Base Zoning: C-2 S, C-3

Current Land Uses: Print Shop, Auto Sales/Service

Direction: West

Current Base Zoning: RM-4 PUD

Current Land Uses: Townhouses

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: Wurzbach Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are two (2) bus stops in close proximity to the subject property. Bus Stop #46287 is almost directly in front of the property on Wurzbach Road and runs along Bus Route 534. Bus Stop #46269 is

on the corner of Wurzbach Road and Evers Road and runs along Bus Route 88.

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: Auto and Light Truck Repair requires a minimum of one (1) parking space per 500 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 375 square-feet of the GFA, both including service bays, wash tunnels and retail areas, plus two (2) additional spaces for reach inside service bay.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods is permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Medical Center Regional Center.

The subject property is not located within a Premium Transit Corridor.

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 subject property is located within the North Sector Plan and is currently designated as ‘General Urban Tier’ 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:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the development pattern of the surrounding area. There is currently an auto sales/service center south of the property.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the surrounding area. The subject property is fronting Wurzbach Road which is an arterial road and also serves as a buffer between the subject property and the residential uses across the street.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There are currently dilapidated structures on the subject property where a car wash once served. The change in zoning will allow the occupancy of a vacant and blighted structure.

5. Public Policy:

The request does not appear to conflict with any public policy objective given that the requested zoning is consistent with the adopted land use designation.

6. Size of Tract:

The 0.586 acre site is of sufficient size to accommodate the proposed development. There was previously a car wash on the property which is now comprised of dilapidated bays.

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 site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.