



City of San Antonio

Legislation Details (With Text)

File #: 18-2982

Type: Zoning Case

In control: City Council A Session

On agenda: 5/17/2018

Title: ZONING CASE # Z2018141 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 17, Block 12, NCB 15503, located at 2504 S.W. Loop 410. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2018-05-17-0371

Date	Ver.	Action By	Action	Result
5/17/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018141 CD

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 3, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Phillip R. Garcia

Applicant: Phillip R. Garcia

Location: 2504 S.W. Loop 410

Legal Description: Lot 17, Block 12, NCB 15503

Total Acreage: 0.6684

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Lackland Terrace Neighborhood Association

Applicable Agencies: Lackland Air Force Base; Texas Department of Transportation

Property Details

Property History: The subject property was rezoned from Temporary "R-1" One-Family District to "B-3" Business District by Ordinance 65022, dated May 14, 1987. The property converted from "B-3" to the current "C-3" General Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3"

Current Land Uses: Used Auto Sales and Motel

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: South

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

Current Land Uses: Auto Collision Repair and Single-Family Residence

Direction: West

Current Base Zoning: NA

Current Land Uses: Freeway

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: Loop 410 SW

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: NA

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:

The minimum parking requirement for auto paint and body is 1 space per 500 sf GFA 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 designations of “C-3”. “C-3” allows for uses such bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject is located within half a mile of a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2 CD” base zoning is compatible 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. Unpermitted Auto Paint and Body Shop uses have been existing on this property and have not shown any negative impacts on adjacent properties since its establishment.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan.

West/Southwest Sector Plan Relevant Goals and Objectives:

- ED-1.3 Stimulate and support increased activity of existing businessesED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

6. Size of Tract:

The subject property is 0.6684 acres, which would adequately support an auto paint and body shop.

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.

The applicant is requesting a Conditional Use to allow for Auto Paint and Body uses in order bring his property up to compliance.