



City of San Antonio

Legislation Details (With Text)

File #: 18-3368
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/5/2018
Title: (Continued from 05/01/18) ZONING CASE # Z2018162 CD (Council District 3): 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 a Conditional Use for a Welding Shop with Screening of Outside Storage on Lot 9, Lot 10, Lot 11, and Lot 12, Block 169, NCB 9451, located at 3311 Commercial Street. 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: 3

SUBJECT:
Zoning Case Z2018162 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Welding Shop with Screening of Outside Storage

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 5, 2018. This case is continued from May 1, 2018.

Case Manager: Kayla Leal, Planner

Property Owner: Luis J. Alvarez

Applicant: FT Builder Services LLC

Representative: Jim Ferrell

Location: 3311 Commercial Avenue

Legal Description: Lot 9, Lot 10, Lot 11, & Lot 12, Block 169, NCB 9451

Total Acreage: 0.2984

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 on March 3, 1947 established by Ordinance 4745. The subject property was zoned "F" Local Retail District, which converted to "B-2" Business District in 1965. 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

Current Land Uses: Single-Family Residential, Vacant Lot

Direction: East

Current Base Zoning: C-3NA, R-6

Current Land Uses: Tire Shop, Used Auto Sales, Parking Lot, Single-Family Residential

Direction: South

Current Base Zoning: C-2

Current Land Uses: Office Building

Direction: West

Current Base Zoning: UZROW, MF-33

Current Land Uses: Drainage ROW, Single-Family Residential

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: Commercial Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on Commercial Avenue along Bus Routes 46 and 246.

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 Welding Shop requires a minimum of one (1) parking space per 5,000 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 300 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-2” base zoning district accommodates 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 shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within one-half (½) mile of 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 West/Southwest 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 established development pattern of the surrounding area. There is commercial zoning along the block on both sides of Commercial Avenue.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the surrounding area. The requested zoning is for a Conditional Use which would maintain the “C-2” base zoning district.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The applicant is requesting the change in zoning in order to obtain a Certificate of Occupancy. The welding shop exists and is maintained well, so there is no found indication of likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The base zoning district will remain the same and is consistent with the West/Southwest Sector Plan.

6. Size of Tract:

The 0.2984 acre site is of sufficient size to accommodate the proposed development. The welding shop currently exists.

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.