



City of San Antonio

Legislation Details (With Text)

File #: 18-5430

Type: Zoning Case

In control: City Council A Session

On agenda: 10/18/2018

Title: ZONING CASE # Z2018297 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Repair Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 18, Block 1, NCB 12656, located at 4622 West Avenue. Staff and Zoning Commission recommend Approval, with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2018-10-18-0839

Date	Ver.	Action By	Action	Result
10/18/2018	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018297 CD

SUMMARY:

Current Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Repair Facility (Sale and Installation Only, No Mechanical Services Permitted)

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 18, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Juan Martinez

Applicant: Diego Cazares/David Casarez

Location: 4622 West Avenue

Legal Description: Lot 18, Block 1, NCB 12656

Total Acreage: 0.1377

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: North Central Neighborhood Association and Dellview Area Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was rezoned from "C-2" Commercial District to "C-1 CD" Light Commercial District with a Conditional Use for an Auto and Small Truck Tire Repair Facility (Sale and Installation Only, No Mechanical Services Permitted) by Ordinance 2009-10-01-0786, dated October 1, 2009.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-1", "L", and "R-6"

Current Land Uses: Tire Shop, Office Building, and Single-Family Residence

Direction: East

Current Base Zoning: "R-6" and "R-5"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Vacant Lot

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: West Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 97, 296

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 requirements for auto and vehicle sales is 1 space per 500 sf 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 of “C-1”. “C-1” allows for uses such as arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. The Conditional Use on this specific property allows for Auto and Small Truck Repair Facility (Sale and Installation Only, No Mechanical Services Permitted)

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval, with Conditions.

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 Greater Dellview Area Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-1 CD” base zoning is compatible with the future 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 requested rezoning allows for a less intense use than what currently exists on the property.

3. Suitability as Presently Zoned:

The current “C-1 CD” Light Commercial is an appropriate zoning for the property and surrounding area.

4. Health, Safety and Welfare:

Staff has not found 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 Greater Dellview Area Community Plan.

Greater Dellview Area Community Plan Relevant Goals and Objectives:

- Goal 2: Neighborhood Commercial Revitalization - Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses.
 - Objective 2.4: Small Business Development - Foster an environment that promotes, encourages and supports small business development.
- Goal 3: Commercial Development: Type, Form and Appearance - Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.
 - Objective 3.2: Reuse and Retrofit - Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area.

6. Size of Tract:

The subject property is 0.1377 acres, which would adequately support motor vehicle sales.

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 following Conditions are also recommended:

- 1) A six foot solid screen fence along residential uses.
- 2) No temporary signage, pennant flags, wind-wavers, and/or snipe signage.
- 3) A 15-foot landscape buffer yard shall be required along the west property line.
- 4) Downward lighting shall be pointed away from residential uses.
- 5) No vehicle display or parking at the corner of West Avenue at Arroyo Vista Drive.