



City of San Antonio

Legislation Details (With Text)

File #: 19-1030

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/18/2018

Title: ZONING CASE # Z-2018-900029 (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff recommends Denial, with an Alternate Recommendation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2018-900029

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 18, 2018

Case Manager: Dominic Silva, Planner

Property Owner: Star 7 Properties, LLC

Applicant: Ian Cochran

Representative: Ian Cochran

Location: 7350 Callaghan Road

Legal Description: Lot 9, Block 2, NCB 12472

Total Acreage: 0.599

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200 feet.

Applicable Agencies: San Antonio ISD

Property Details

Property History: The current "C-2" base zoning district converted from the previous B-2" Business District upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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-3"

Current Land Uses: Rental Car Company

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: CPS Power Substation

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Apartment Complex

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: Fredericksburg Road

Existing Character: Principal

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 509, 100, and 520.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information:

The minimum number of parking spaces for a dental office is 1 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 designation of “C-2.” These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Medical Center and Northwest Plan and half a mile of Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “C-2 S” Commercial District with a Specific Use Authorization for a Carwash.

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 “Suburban Tier” in the future land use component of the plan. The requested “C-3” base zoning is not compatible with the future land use designation and is not consistent with the surrounding properties. Staff’s alternate recommendation of “C-2 S” is compatible with the “Suburban Tier” land use. The applicant has indicated that the request is being amended to “C-2 S” Commercial District with Specific Use Authorization for a Carwash. Therefore, a Plan Amendment is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is appropriate zoning for the property and surrounding area. The addition of the “S” Specific Use Authorization allows a Carwash plus all of the uses allowed by right in C-2.

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

North Sector Plan. In general, the Plan supports and encourages commercial development.

6. Size of Tract:

The subject property is 0.599 of an acre, which can adequately support a variety of commercial uses.

7. Other Factors:

None.