



City of San Antonio

Agenda Memorandum

File Number:16-3368

Agenda Item Number: Z-10.

Agenda Date: 6/16/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016150 CD

SUMMARY:

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2016

Case Manager: Erica Greene, Planner

Property Owner: Ralph Carranza

Applicant: Jose Villagomez, P.E.

Representative: Jose Villagomez, P.E.

Location: 5627 Babcock Road

Legal Description: Lots 5, 8-10 and the south 10 feet of Lots 6 & 7, Block 2, NCB 14686

Total Acreage: 2.215

Notices Mailed

Owners of Property within 200 feet: 24

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 in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1985 case, Ordinance 61905, zoned the subject property as "B-3R" Business Restrictive Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District. The adjacent subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1998 case, Ordinance 88918, zoned the subject property as "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Parking Lot and Vacant Lot

Direction: West

Current Base Zoning: C3NA, C-3, C3

Current Land Uses: Restaurant, Auto Repair, and Used Auto Sales

Direction: South

Current Base Zoning: R-5 PUD

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

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: Babcock Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #100 within walking distance of the subject property.

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: Auto: Auto Paint and Body parking lot requires a minimum of 1 per 500 sf GFA including service bays, wash tunnels and retail areas and a maximum of 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 property is located within the North Sector Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "C-2" Commercial base zoning district is consistent 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.

3. Suitability as Presently Zoned:

The current "C-3R" and "C-2" base zoning district is appropriate for the subject property's location.

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 rezoning request does not appear to conflict with land use goals and strategies of the of the North Sector Plan that encourages development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

6. Size of Tract:

The subject property totals 2.215 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

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.

Should the Conditional Use be approved, staff and Zoning Commission recommend the following conditions:

1. A six feet solid wall is required around the property that abuts residential zoning and/or land uses.
2. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
3. Outdoor amplification speakers are not allowed during the hours of 7 p.m. and 7 a.m.
4. All repairs will remain inside the facility.