



City of San Antonio

Agenda Memorandum

File Number:16-4327

Agenda Item Number: Z-2.

Agenda Date: 9/1/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016200 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 Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 2, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: IIS Real Estate Holdings

Applicant: Richard Crow

Representative: Richard Crow

Location: 9823 San Pedro Avenue

Legal Description: 0.408 acres of land out of NCB 11715

Total Acreage: 0.408

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property was annexed by the City of San Antonio in 1952 and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current "C-2" zoning district.

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-3, R-5

Current Land Uses: Used Auto Sales and Residential

Direction: South

Current Base Zoning: C-3, C-2

Current Land Uses: Auto Dealerships, Commercial Uses, Parking Lot

Direction: East

Current Base Zoning: C-3

Current Land Uses: Auto Dealership, Commercial Uses

Direction: West

Current Base Zoning: C-3, R-5

Current Land Uses: Auto Dealership, Residential Uses

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: San Pedro Avenue

Existing Character: Principal Primary Arterial A

Proposed Changes: None known

Public Transit: The nearest VIA bus stop is located at the corner of San Pedro Avenue and McCarty Road.

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 zoning application refers to the utilizing the subject property as an extension of the Motor Vehicle Sales (Full Service) directly across the street.

Minimum - 1 per 500 square feet of Gross Floor Area of sales and service building; Maximum - 1 per 375 square feet of Gross Floor Area of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “C-2” base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Community Commercial” in the land use component of the plan. The requested base zoning of “C-2” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current and requested zoning is compatible with the existing surrounding pattern of development of locating retail and commercial uses along primary arterials.

4. Health, Safety and Welfare:

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The requested zoning is appropriate and supports the San Antonio International Airport Vicinity Land Use Plan’s objective of developing major commercial corridors to serve the needs of the airport neighborhoods and patrons.

6. Size of Tract:

The 0.408 acre site is of sufficient size to accommodate the proposed use.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use within an area 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 recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
2. A five-foot landscape buffer along the front of property.
3. No temporary signage.