



City of San Antonio

Agenda Memorandum

File Number:17-2931

Agenda Item Number: 7.

Agenda Date: 5/2/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017129 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Steve Brown

Applicant: Diana Villarreal

Representative: Diana Villarreal

Location: 1222 Babcock Road

Legal Description: Lot 1, Block 12, NCB 12362

Total Acreage: 0.4157

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Hillcrest Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property was annexed in November, 1950 (Ordinance 13476) and zoned “A” Temp Residential District, following the adoption of Ordinance 21624, dated August 25, 1955 it changed to “F” Local Retail District. Following the adoption of the 2001 Unified Development Code (Ordinance 93881), the zoning of the property 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33 and C-3 NA

Current Land Uses: Apartments and Retail Center

Direction: East

Current Base Zoning: C-2

Current Land Uses: Retail Center

Direction: South

Current Base Zoning: C-2, C-2 CD

Current Land Uses: Office Building and Parking Lot

Direction: West

Current Base Zoning: C-2

Current Land Uses: Restaurant and Car Wash

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Babcock Rd.

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Hillcrest

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus route 522 operates at the intersection of Babcock and Glenview.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not does not exceed the threshold requirements.

Parking Information Parking requirements are determined by use. Auto and light truck repair requires a minimum of one parking space per 500 square feet of gross floor area including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay and a maximum of one parking space per 375 square feet of gross floor area including service bays, wash tunnels and retail areas, plus 2 additional space for reach inside service bay.

ISSUE: None

ALTERNATIVES:

Denial of the requested zone change would result in the subject property retaining its current “C-2” Commercial base zoning district with limited auto repair services.

FISCAL IMPACT: None

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 property is located within the Near Northwest Community Plan and is currently designated “Community Commercial” 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 adverse impact to neighboring lands due to the presence of similar uses surrounding the property.

3. Suitability as Presently Zoned:

The current “C-2” Commercial zoning is consistent with both the established development pattern as well as the future land use plan.

4. Health, Safety and Welfare:

As the proposed development will be buffered by existing commercial enterprises and does not abut any residential property, staff finds that the request is unlikely to compromise the health, safety, or welfare of the public.

5. Public Policy:

As the request is consistent with the future land use plan contained within the Near Northwest Community Plan, staff finds that the request is not contrary to any stated public policy objective.

6. Size of Tract:

The 0.4157 acre tract is of sufficient size for a professional office.

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.