



City of San Antonio

Agenda Memorandum

File Number:17-3211

Agenda Item Number: Z-6.

Agenda Date: 6/1/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017127 CD

SUMMARY:

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

Requested Zoning: "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage and Display of Appliances

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017

Case Manager: Erica Greene, Planner

Property Owner: Rohan Ladduwahetti

Applicant: Rohan Ladduwahetti

Representative: Primrose Gamage

Location: 8750 Bandera Road

Legal Description: Lot 33, NCB 17946

Total Acreage: 1.975

Notices Mailed

Owners of Property within 200 feet: 32

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 1985 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. A 2015 zoning case, Ordinance #2015-11-19-0999, zoned the subject property "C-2 NA" Commercial Nonalcoholic Sales 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-2, R-6

Current Land Uses: Retail Center, Vacant Lot, Single-Family Residences

Direction: West

Current Base Zoning: C-3

Current Land Uses: Retail Center

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

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: Bandera Road

Existing Character: Primary Arterial

Proposed Changes: None known

Public Transit: The nearest VIA bus route is #605 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: Retail: Appliance parking requires a minimum of 1 per 400 sf GFA and a maximum of 1 per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-1) 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 Huebner Leon Creek Community Plan and is currently designated as “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 evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The requested conditional use for appliance display with outside storage of appliances is also appropriate and consistent with surrounding uses and zoning. The subject property is located on Bandera Road, a primary arterial with high traffic volumes, and is located adjacent to other Commercial zoning, making “C-2” a better suited zoning for the property.

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 applicant proposes an appliance shop with outside storage of appliances on the subject property on the subject property. The properties that are located around the subject property include other commercial uses. The rezoning request does not appear to conflict with land use goals and strategies of the Huebner Leon Creek Community Plan by promoting new commercial and residential development that is respectful of the primarily residential character of the area.

6. Size of Tract:

The subject property totals 1.975 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.

Should the Conditional Use be approved, staff recommends the following conditions:

1. A six foot solid screen fence is required around the property that abuts residential property 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. The storage of the appliances is confined to 1000sqft. in the back of the building of the property and must be screened with a solid screen fence.
5. Outdoor display is permitted in front of the building, but is limited to no more than 200 square feet.