



City of San Antonio

Agenda Memorandum

File Number:17-4501

Agenda Item Number: Z-9.

Agenda Date: 9/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017202 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 1, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Jesco Auto Sales (Jose Ramirez)

Applicant: Jose Ramirez

Representative: Xavier Torres

Location: 339, 341, 343 Altitude Drive

Legal Description: Lots 1 and 2, Block 13, NCB 15504

Total Acreage: 0.893

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Lackland Terrace Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1964 and was 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.

Topography: The subject property is located within the Mandatory Detention Area

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, MF-33, C-3R, C-3

Current Land Uses: Parking Lot, Restaurant, Vacant Lot, Bar

Direction: East

Current Base Zoning: R-6

Current Land Uses: Vacant Lots and Single-Family Residences

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant Lot and Single-Family Residences

Direction: West

Current Base Zoning: R-6, C-3, C-3NA

Current Land Uses: Auto Sales, Motel, Commercial 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: Loop 410 Access Road

Existing Character: Freeway Access Road

Proposed Changes: None Known

Thoroughfare: Glider Avenue

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Altitude Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 617 is within walking distance from 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 Sales: Minimum vehicle spaces- 1 per 500 sf GFA of sales and service building.
Maximum vehicle spaces- 1 per 375 sf GFA of sales and service building

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is 0.07 miles within the Looper Premium Transit Corridor Route 102.

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission (11-0) recommends 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 West/Southwest Sector Plan, and is currently designated as “General Urban Tier” 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:

The owner proposes to use the lot to expand the adjacent auto sales business, there will be no structure, and the lot will be paved. The proposed zone change is inappropriate given the current fabric of the neighborhood, which primarily consists of single-family residences. Intense uses such as the requested auto sales would dramatically alter the character of this locality and would encroach too far into the neighborhood.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location. This property is located within a predominately single-family neighborhood on a local road.

4. Health, Safety and Welfare:

Introducing intense commercial uses on a property surrounded by single-family uses is likely to have an adverse effect on the adjacent property owners.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.893 acres in size, which reasonably accommodates 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.

If the City Council approves the request, the Zoning Commission recommends the following Conditions:

- 1) No access to the property from Altitude Drive.
- 2) No temporary signs, no pennant flags, no feather flags and no streamers or strings.
- 3) A six foot (6') solid screen fence adjacent to residential uses.
- 4) Downward lighting
- 5) Type C Landscape buffer adjacent to residential uses and along street frontage.