



City of San Antonio

Agenda Memorandum

File Number:17-4837

Agenda Item Number: 21.

Agenda Date: 9/5/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017225 CD

SUMMARY:

Current Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Printing Company

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017

Case Manager: Erica Greene, Planner

Property Owner: Crigler Investments LP

Applicant: Mike Evans

Representative: Mike Evans

Location: 6330 Wurzbach Road

Legal Description: Lot 15, Block 1, NCB 15650

Total Acreage: 0.2530

Notices Mailed

Owners of Property within 200 feet: 23

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 1972 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1973 case, Ordinance #41670 zoned the subject property as "R-3" Multiple Family Residential District. A 1975 case, Ordinance #44965 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. A 2014 case, Ordinance #2014-06-05-0404 zoned the subject property as "C-2 S" Commercial District with Specific Use Authorization for a Printing Company.

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: RM-4

Current Land Uses: Townhomes

Direction: West

Current Base Zoning: RM-4, C-2

Current Land Uses: Townhomes, Retail Center

Direction: South

Current Base Zoning: C-3, MF-33

Current Land Uses: Vehicle Sales, Apartments

Direction: East

Current Base Zoning: C-2

Current Land Uses: Office/Retail

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: Wurzbach Road

Existing Character: Major Arterial Road

Proposed Changes: None

Public Transit: VIA bus route #42 is 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: Motor Vehicle Sales requires a minimum of 1 per 500 sf GFA of sales and service building and a maximum of 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 zoning. In general, “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses are as follows: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods is permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Medical Regional Center and within a half mile of a Premium Transit Corridor.

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 North 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:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning change for a school, blends in with the surrounding commercially zoned properties of the area that including other auto sales services and businesses.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The requested commercial zoning with a Conditional Use for Motor Vehicles Sales is consistent for the area. The subject property is surrounded by commercial development that can support the proposed zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include several commercial properties.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the North Sector plan that encourages compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. Size of Tract:

The subject property totals 0.2530 acres in size, which should reasonably accommodate the uses permitted in

“C-2 CD” Commercial District with Conditional Use for motor vehicle sales.

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.