



City of San Antonio

Agenda Memorandum

File Number:17-6191

Agenda Item Number: Z-13.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017283 CD

(Associated Plan Amendment 17087)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 17, 2017

Case Manager: Nylih Acosta, Planner

Property Owner: Antonio Davila

Applicant: Leonardo Davila

Representative: Scott Mortensen, P.E.

Location: 12518 IH 10 East

Legal Description: 3.113 acres out of NCB 18229

Total Acreage: 3.113

Notices Mailed

Owners of Property within 200 feet: 3

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 1986 and was zoned Temp "R-1" Temporary Single-Family District. A 1989 case rezoned a portion of the property to "B-2" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district 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 floodplain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: None (City of Shertz)

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: R-6, C-2

Current Land Uses: Vacant Lots and Tex Mix

Direction: South

Current Base Zoning: R-6, OCL

Current Land Uses: Vacant lots

Direction: West

Current Base Zoning: R-6, C-2

Current Land Uses: Vacant Lots and 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: IH-10 East

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: There are no VIA routes 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: Truck Repair and Maintenance: Minimum Vehicle Spaces- 1 per 500 sf GFA including service bays, wash tunnels, and retail space. Maximum Vehicle Space- 1 per 375 sf GFA including service bays, wash tunnels, and retail space. Maximum Vehicle Space

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “R-6” allows a single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: 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 shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or Premium Transit Corridor

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

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 IH-10 East Corridor Perimeter Plan, and is currently designated as “Urban Living” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Urban Living” to “Community Commercial”. Staff and Planning Commission recommend Approval.

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 applicant proposes to use the property for truck maintenance and repair. The property is located in a largely undeveloped area; however, in the future “C-2” uses would be appropriate fronting the IH 10 East corridor and will encourage other development as the area becomes more urban. “C-2” uses will provide a variety of moderate intensity uses and can be used as a transition from future “Regional Centers” at a major intersections and residential uses, which would make the proposed “C-2” an appropriate fit.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location; however R-6 is not an ideal location for residential uses.

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

6. Size of Tract:

The subject property totals 3.113 acres in size, which reasonably accommodates the uses permitted in “C-2”

Commercial District.

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.