



City of San Antonio

Agenda Memorandum

File Number:18-1042

Agenda Item Number: 19.

Agenda Date: 12/19/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2018024 S

SUMMARY:

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Betty J. Krahn & Bruce W. Krahn

Applicant: Bruce W. Krahn

Representative: Bruce W. Krahn

Location: 7512 West Military Drive

Legal Description: 0.625 acres out of NCB 15403

Total Acreage: 0.625

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Meadow Village Neighborhood Association

Applicable Agencies: Parks Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972, established by Ordinance 41422, and zoned "Temporary R-1" Temporary Single Family Residential District. The zoning changed to "B-2" Business District on May 10, 1973, established by Ordinance 42202. The current "C-2" Commercial District converted from the previous "B-2" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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: R-6, C-3R

Current Land Uses: Child Daycare, Dental Offices

Direction: East

Current Base Zoning: R-6

Current Land Uses: Manufactured Homes Subdivision

Direction: South

Current Base Zoning: C-2, C-3R

Current Land Uses: Karate Academy, Automotive Parts Retail

Direction: West

Current Base Zoning: C-2

Current Land Uses: Vacant Lots

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: West Military Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #17433) is within walking distance located on the corner of Marbach Road and West Military Drive along Routes 613 and 615. There is another bus stop (Stop #97457) to the north of the subject property on West Military Drive along Route 612.

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

Parking Information: A Carwash requires a minimum of 1 parking space per 500 square feet of Gross Floor Area (including service bays, wash tunnels, and retail areas) and a maximum of 1 parking space per 375 square feet of Gross Floor Area (including service bays, wash tunnels, and retail areas).

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. 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 located within a Regional Center nor 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 subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is currently zoned “C-2” and has an existing carwash on the property. The request is to bring the current use in compliance with the correct zoning. There is a solid wooden fence installed between the subject property and the neighboring residential to the east.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the surrounding area. The subject property fronts West Military Drive which is a Secondary Arterial and has commercial zoning and uses on either side of it. It provides a buffer between West Military Drive to the west of the property and the residential to the east of the property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. A carwash currently exists on the subject property and does not indicate likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested zoning is consistent with the future land use designation in the West/Southwest Sector Plan.

6. Size of Tract:

The 0.625 acre site is of sufficient size to accommodate the proposed development. The structure is currently existing and there are no plans to continue developing on the property.

7. Other Factors:

The purpose of the Specific Use Authorization 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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.