



City of San Antonio

Agenda Memorandum

File Number:18-1863

Agenda Item Number: 5.

Agenda Date: 2/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018074 CD

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Ramiro and Adriana Guevara

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 6200 South Flores Street

Legal Description: North 100 feet of Lot 1, Lot 2 and Lot 3, Block 23, NCB 7683

Total Acreage: 0.4857

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1944 and was zoned “J” Commercial District and “D” Apartment District, from a 1948 case. Upon the adoption of the Unified Development Code the previous “J” and “D” converted to the current “I-1” General Industrial and “MF-33” Multi-Family 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, C-2 CD, MF-33

Current Land Uses: Snack Shop, Church, Parking Lot, Single-Family Residences

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-1, MF-33

Current Land Uses: Bakery, Cleaners & Laundry, Gas Station,

Direction: West

Current Base Zoning: R-6, C-2, C-2NA, C-3NA,

Current Land Uses: Gas Station, Laundromat, Fruit & Food Stand, Funeral Home, Parking Lot, Thrift Shop, Adult Day Care

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: East Pyron Avenue

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 43 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: Minimum vehicle spaces- 1 per 500 sf 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. Any uses permitted in “MF-25” but with a maximum density of 33 units per acre. The “I-1” General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is ½ a mile from the South Looper Metro Premium route.

Staff Analysis and Recommendation: Staff 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 South Central San Antonio Community Plan, and is currently designated as “Mixed Use” 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 property is currently a Motor Vehicle Full Service shop and is not consistent with the use of the property or the surrounding zoning. The rezoning will allow the property owner to continue operating under a consistent zoning district. While the requested “C-2” is a downzoning of the “I-1”, staff recommends “C-1” Light Commercial on Lot 3 to limit the encroachment of future auto uses into the neighborhood. In addition, the conditional use allows conditions to be added to the use for further regulation.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the subject property’s location due to its intensity and close proximity to the neighborhood.

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 0.4857 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.

Should the rezoning be approved, staff recommends the following conditions:

1. No temporary signs, no pennant flags, no feather flags and no streamers or strings.
2. No outdoor amplification speakers permitted.
3. Lighting shall be directed onto the property only.