



City of San Antonio

Agenda Memorandum

File Number:18-4300

Agenda Item Number: Z-24.

Agenda Date: 8/2/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018236 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 3, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Lazaro Juarez

Applicant: Lazaro Juarez

Representative: Patrick W. Christensen

Location: 9927 Westover Bluff

Legal Description: Lot 2, Block 43, NCB 19300

Total Acreage: 0.5023

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio in 2000 and was zoned “R-5”. A 2002 case, Ordinance 96160, rezoned the property 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: R-5

Current Land Uses: Single- Family Residences

Direction: East

Current Base Zoning: C-2

Current Land Uses: Animal Hospital, Vacant Lot

Direction: South

Current Base Zoning: C-2

Current Land Uses: Walgreens, Auto Zone, Day Care

Direction: West

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

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: Westover Bluff Drive

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: North Ellison Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 620 is one block southeast

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 Light Truck Repair- Minimum Vehicle Spaces: 1 per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-2” Commercial 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 a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 West/Southwest Sector Plan, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” Commercial District 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 applicant proposes to use the property for Auto Light Truck Repair. This is a conditional use case, and conditions may be added to further buffer the residences along the northern property line.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning, but will add a conditional use for Auto Light Truck Repair.

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 0.5023 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.

