



City of San Antonio

Agenda Memorandum

File Number:18-4497

Agenda Item Number: 15.

Agenda Date: 8/21/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018277 CD

SUMMARY:

Current Zoning: "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto Body Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 21, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Sandoval Family Limited Partnership

Applicant: Sandoval Family Limited Partnership

Representative: Patrick W. Christensen

Location: 811 Corinne Drive

Legal Description: 1.874 acres out of NCB 12170

Total Acreage: 1.874

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Oakwell Farms Home Owner's Association,

Property Details

Property History: The property was annexed into the City of San Antonio and zoned “F” Local Retail District by Ordinance 18115, dated September 25, 1952. The property was rezoned from “F” to “B-3” Business District by Ordinance 65021, dated May 14, 1987. The property converted from “B-3” to the current “C-3” General Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5”, “C-3”

Current Land Uses: Agudas Achim Memorial Gardens, Used Auto Sales

Direction: East

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

Current Land Uses: Retail Trailer Sales, Mobile Home Park, Used Auto Sales

Direction: South

Current Base Zoning: “C-3 S”, “R-5”, “C-3R”

Current Land Uses: Vacant Lot, Retail Trailer Sales

Direction: West

Current Base Zoning: “C-3 S”, “R-5”

Current Land Uses: Vacant Lot, Agudas Achim Memorial Gardens

Overlay and Special District Information:

"AHOD"

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.

“MC-3”

The “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Corinne Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Eisenhower Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 14 and 505 are 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:

The minimum parking for Auto Paint and Body Repair is 1 parking space per 500 sf GFA 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 designations of “C-3” which permits more intensive commercial uses than those located within the “NC”, “C-1” or “C-2” zoning districts. “C-3” uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within ½ of a mile of the Austin Highway 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 San Antonio International Airport Vicinity Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” 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.

3. Suitability as Presently Zoned:

The current “C-3” base zoning districts is an appropriate base zoning for the property or the surrounding area. The requested “C-2” base zoning is also an appropriate base zoning for the property.

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 applicant is requesting a zoning change from C-3 to C-2CD to allow for auto body repair at the subject property. The future land use for the subject property is Community Commercial in the San Antonio International Airport Vicinity Land Use Plan, which is intended to allow medium intensity uses serving multiple neighborhoods. These uses should be located at nodes along arterials, at intersections, or where an existing commercial area has been established.

The subject property is also located within the Austin Highway - Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District (MC-3), which requires new construction to meet minimum design standards. Design standards address elements such as siting, building setbacks, parking, screening, building materials, landscaping, signage, etc.

Relevant Goals, Policies and Actions of the Comprehensive Plan may include:

- GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

The proposed zoning change is generally consistent with the goals and policies of the comprehensive plan. There is currently multiple auto-oriented service establishments in the vicinity of the subject property along Austin Highway, which is a major arterial developed with a mix of medium and high intensity commercial land uses.

6. Size of Tract:

The subject property is 1.874 acres, which could accommodate the proposed use.

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.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.