



City of San Antonio

Agenda Memorandum

File Number:18-6375

Agenda Item Number: 19.

Agenda Date: 11/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2018-900011

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Ramiro and Adriana Guevara

Applicant: Charles Christian

Representative: Charles Christian

Location: 6630 South Flores Street

Legal Description: 0.0904 acres out of NCB 8663

Total Acreage: 0.0904

Notices Mailed

Owners of Property within 200 feet: 17

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 23, 1944, established by Ordinance 1391. The property was zoned "J" Commercial District and converted into the current "I-1" General Industrial District upon adoption of the 2001 Unified Development Code, established by 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: I-1, MF-33

Current Land Uses: Mortuary Service, Appliance Repair, Single-Family Residential

Direction: East

Current Base Zoning: I-1, MF-33

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: I-1

Current Land Uses: Auto Sales

Direction: West

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

Current Land Uses: Retail Center

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.

Transportation

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: East Dickinson Avenue

Existing Character: Local Road

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on South Flores Street and Southeast Military Drive along Bus Routes 43, 243, and 550.

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

Parking Information: A Tire Shop requires a minimum of one (1) parking space per 500 square-feet of the Gross Floor Area (GFA) and allows up to one (1) parking space per 375 square-feet of the 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 designation. 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 located within a Regional Center. The subject property is located within a half-mile of the Looper 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 South Central Community Land Use Plan and is currently designated as "Mixed Use" 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 proposed use is consistent with the established development pattern of the surrounding area. The applicant is requesting the zone change in order to bring the existing tire shop into compliance and to permit future retail use.

3. Suitability as Presently Zoned:

The existing "I-1" base zoning district is not appropriate for the surrounding area. The existing "I-1" zoning is in place because of a zoning conversion. South Flores Street is a secondary arterial and should consist of a mixture of commercial, residential, and office uses.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The tire shop currently exists and fronts South Flores Street. The proposed change in zoning does not indicate likely adverse effects, and would be downzoning the subject property.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the South Central Community Plan.

6. Size of Tract:

The 0.22 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.