



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1030

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**Agenda Item Number:** 9.

**Agenda Date:** 12/18/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z-2018-900029

**SUMMARY:**

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

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 18, 2018

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Star 7 Properties, LLC

**Applicant:** Ian Cochran

**Representative:** Ian Cochran

**Location:** 7350 Callaghan Road

**Legal Description:** Lot 9, Block 2, NCB 12472

**Total Acreage:** 0.599

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association within 200 feet.

**Applicable Agencies:** San Antonio ISD

### **Property Details**

**Property History:** The current “C-2” base zoning district converted from the previous B-2” Business District upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

**Topography:** The subject property is not located within the 100-year flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3”

**Current Land Uses:** Rental Car Company

**Direction:** East

**Current Base Zoning:** “R-5”

**Current Land Uses:** CPS Power Substation

**Direction:** South

**Current Base Zoning:** “C-2”

**Current Land Uses:** Retail Center

**Direction:** West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Apartment Complex

### **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:** Fredericksburg Road

**Existing Character:** Principal

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 509, 100, and 520.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required.

### **Parking Information:**

The minimum number of parking spaces for a dental office is 1 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 designation of “C-2.” These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of

goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Medical Center and Northwest Plan and half a mile of Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with an Alternate Recommendation of "C-2 S" Commercial District with a Specific Use Authorization for a Carwash.

**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 North Sector Plan and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "C-3" base zoning is not compatible with the future land use designation and is not consistent with the surrounding properties. Staff's alternate recommendation of "C-2 S" is compatible with the "Suburban Tier" land use. The applicant has indicated that the request is being amended to "C-2 S" Commercial District with Specific Use Authorization for a Carwash. Therefore, a Plan Amendment is not required.

**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-2" Commercial District is appropriate zoning for the property and surrounding area. The addition of the "S" Specific Use Authorization allows a Carwash plus all of the uses allowed by right in C-2.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan. In general, the Plan supports and encourages commercial development.

**6. Size of Tract:**

The subject property is 0.599 of an acre, which can adequately support a variety of commercial uses.

**7. Other Factors:**

None.