



City of San Antonio

Agenda Memorandum

File Number:19-1733

Agenda Item Number: 17.

Agenda Date: 2/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2018-900077 CD
(Associated Plan Amendment PA 2018-900023)

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 Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 5, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Roof Eisenhauer, Ltd.

Applicant: DKML, L.L.C.

Representative: Patrick William Christensen

Location: 3951 Eisenhauer Road

Legal Description: Lot 11, Block 2, NCB 12524

Total Acreage: .4829

Notices Mailed

Owners of Property within 200 feet: 77

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Northeast ISD

Property Details

Property History: The subject property was originally zoned “F” Business District. The property was converted from “F” Business District to “C-2” Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property is not within the original 36 square miles of the city. The property was annexed on April 17, 1947 by Ordinance 4965.

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-2”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “C-2NA”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “R-5”

Current Land Uses: Daycare & Preschool

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Retail

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.

“CD”

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.

Transportation

Thoroughfare: Eisenhower Road

Existing Character: Minor

Proposed Changes: None Known

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

Bus routes served: 505

Thoroughfare: Harlow Drive

Existing Character: Local

Proposed Changes: None Known

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

Bus routes served: 505

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

Parking Information: 1 per 500 SF GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within a ½ of a mile of the NE I-35 and Loop 410 Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to “Community Commercial”. Staff recommends approval. Planning Commission will consider this request on February 13, 2019.

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 proposed development is within a corridor of commercial uses designated as “C-2” with no other car sales lots within the immediate area.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area.

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 rezoning request does not appear to conflict with the land use goals and strategies of the San Antonio International Airport Vicinity Land Use Plan.

San Antonio International Airport Vicinity Land Use Plan Goals:

GOAL I; Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours.

GOAL II; Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

GOAL II; Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

GOAL IV; Objective 4.4: Support commercial redevelopment through comprehensive rezoning and incentive zoning.

6. Size of Tract:

The subject property is .4829 acres, which would adequately support a variety of commercial uses.

7. Other Factors:

None.