



City of San Antonio

Agenda Memorandum

File Number:20-3674

Agenda Item Number: 18.

Agenda Date: 6/16/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2020-10700119

(Associated Plan Amendment PA 2020-11600026)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020. This case is expedited to City Council on June 18, 2020.

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Cavender Quick Service, Ltd.

Applicant: Cavender Quick Service, Ltd.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 5830 Bandera Road

Legal Description: Lot 1, Block 4, NCB 14880

Total Acreage: 3.326

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Thunderbird Hills Neighborhood Association

Applicable Agencies: Planning Department and Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 39659 dated August 12, 1971 and was zoned "I-1" Light Industry District. The subject property then converted from "I-1" Light Industry District to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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: "C-3"

Current Land Uses: Car Rental

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Auto Repair

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Auto Repair

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: FedEx

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: Bandera Road

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

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 parking requirement for Auto Paint and Body is 1 parking spot per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning designation of “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.

Proposed: The “C-3” General Commercial districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a regional center and is within a 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the future land use designation. The applicant is requesting a plan amendment to “Regional Center”. Staff and Planning Commission recommend approval.

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. Properties to the north and south are zoned “C-3” General Commercial.

3. Suitability as Presently Zoned:

The existing “I-1” General Industrial base zoning is not appropriate for this area. The proposed “C-3” General Commercial is suitable to the area and along the Loop 410 West.

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 West/Southwest Sector Plan:

Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

Strategies:

- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
- ED-3.2 Explore creating new tax increment reinvestment zones (TIRZ) adjacent to existing employment centers within Loop 410 in the Sector
- ED-3.3 Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods, utilizing programs offered by, but not limited to, Keep San Antonio Beautiful and City of San Antonio Solid Waste Department
- ED-3.4 Continue to utilize/increase code enforcement and other programs to address crime and graffiti

6. Size of Tract:

The subject property is 3.326 acres, which could reasonably accommodate general commercial uses.

7. Other Factors:

Cavender owns several properties in the area, this is an expansion of the dealership's commercial services.