



City of San Antonio

Agenda Memorandum

File Number:21-1061

Agenda Item Number: 15.

Agenda Date: 1/19/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Zoning Case Z2020-10700280 CD

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Hossein Manesh

Applicant: Hossein Manesh

Representative: Hamid Kamalpour

Location: 3895 Chimney Springs Drive

Legal Description: Lot 1, Block 1, NCB 17363

Total Acreage: 0.5510 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city by Ordinance 83132, dated December 31, 1995 and was originally zoned "R-1" One Family Residence District. The previous "R-1" district converted to "R-6" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned to the current "C-1" by Ordinance 2015-02-19-0143, dated February 19, 2015.

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-6" and "NP-10"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R-6" and "R-4"

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: "R-5" and "C-3NA"

Current Land Uses: Single-family dwellings and commercial businesses

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: Chimney Springs Drive

Existing Character: Local

Proposed Changes: None

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial A

Proposed Changes: Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow Street) -- Reconstruct and widen Bulverde Road with curbs, sidewalks, driveway approaches, traffic signal and drainage improvements, as appropriate and within available funding. This is a continuation of Bexar County's Street and Drainage Improvements Project to realign Jung Road to Quiet Meadow.

Public Transit: There are no VIA bus routes 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 requirement for motor vehicle sales is 1 space per 500 square feet of gross floor area and service building.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-1” Light Commercial District permits 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-1” districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an “NC” district. “C-1” uses are considered appropriate buffers between residential uses and “C-2” and “C-3” districts and uses.

Proposed: The proposed “C-1” Light Commercial District permits 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-1” districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an “NC” district. “C-1” uses are considered appropriate buffers between residential uses and “C-2” and “C-3” districts and uses.

The proposed “CD” would allow for motor vehicle sales (full service).

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Land Use Plan and is currently designated as “Neighborhood Commercial.” The requested “C-1” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The existing “C-1” Light Commercial is adequate for the property. A use such as Motor Vehicle Sales (Full Service) that is conditioned down from a “C-3” General Commercial District, is not consistent with commercial uses in the area or with the existing residential neighborhood.

3. Suitability as Presently Zoned:

The current “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-1” maintains the base zoning however, the “CD” Conditional Use would allow for consideration of motor vehicle sales (full service), a use that is allowed by right in the “C-3” General Commercial zoning district. The proposed use is too intense for the area.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare. A “C-3” General Commercial use has the potential to bring more traffic, large delivery trucks and noise and light pollution to the area.

5. Public Policy:

The proposed rezoning appears to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

Goal 2: Encourage economic growth that enhances airport operations and development

Objective 2.2: Encourage commercial development that respects the integrity of existing residential development

6. Size of Tract:

The subject property is 0.5510 acres, which could reasonably accommodate light commercial uses.

7. Other Factors:

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.

The “C-1” Light Commercial District allows uses such as retail stores, restaurants, offices, daycare centers and other similar retail/service-oriented uses, which are appropriate to neighborhood-scale development.