



City of San Antonio

Agenda Memorandum

File Number:15-2018

Agenda Item Number: Z-12.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015084 CD

SUMMARY:

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Santiago Sandoval

Applicant: Santiago Sandoval

Representative: Santiago Sandoval

Location: A portion of the 9900 Block of Roosevelt Avenue

Legal Description: A 0.869 acre tract of land out NCB 11166

Total Acreage: 0.869

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Planning Team: Heritage South Sector - 30

Applicable Agencies: None

Property Details

Property History: The property was annexed in December of 1988 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1989, during a City-initiated large-area zoning case, the subject property was rezoned to “R-A” Residence-Agriculture District and “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-20” Residential Single-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District. In a 2003 City-initiated large-area zoning case, the subject property was rezoned to “UD” Urban Development District. In a 2014 City-initiated large-area zoning case, the subject property was rezoned to "C-2" Commercial District. The 0.869 acres is out of a 6.71 acre tract recorded in (Volume 7008, page 937 and Volume 8698, page 593 of the Deed and Plat Records of Bexar County, Texas). The property is currently undeveloped.

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: “C-2” and “C-2 CD”

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: “C-3NA”

Current Land Uses: Commercial Uses

Direction: South

Current Base Zoning: “MF-40” and “C-2”

Current Land Uses: Vacant Land and Commercial Uses

Direction: West

Current Base Zoning: “MF-40” and “C-2”

Current Land Uses: Vacant Land

Overlay and Special District Information: 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: Roosevelt Avenue

Existing Character: Super Arterial Type 3; three lanes in each direction with center turn lanes and partial sidewalks.

Proposed Changes: None known

Public Transit: The VIA bus line number 42 operates along Roosevelt Avenue.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application refers to a proposed Motor Vehicle Sales (Full Service).

Minimum Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

Maximum Allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2" zoning and will not allow the property to be developed as a Motor Vehicle Sales (Full Service).

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Heritage South Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from commercial to multi-family residential.

3. Suitability as Presently Zoned:

Both the current "C-2" Commercial District and proposed "C-2" Commercial District and Conditional Use are appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject site is 0.869 acres in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Motor Vehicle Sales (Full Service). A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

7. Other Factors:

The proposed zoning request is appropriate at this location because it is an adaptive and beneficial use of the property. The "C-2" designation and Conditional Use for the property is not out of character given the commercial uses along Roosevelt Avenue.