



City of San Antonio

Agenda Memorandum

File Number:15-2547

Agenda Item Number: Z-10.

Agenda Date: 5/7/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2015126 CD

SUMMARY:

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

Requested Zoning: "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair including Light Motorized Vehicles Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Aaron H. Hillin, owner Mitsuko Hillin

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 1511 Somerset Road

Legal Description: Lot 2, Block 5, NCB 8775

Total Acreage: 1.2167

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Planning Team: Kelly South San Pueblo Planning Team-32

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned with the 1938 zoning system. In a 1977 large-area case, the subject property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-2 AHOD” Commercial Airport Hazard Overlay District. The subject property was platted in its current configuration in 1922 (volume 642, page 79 of the Deed and Plat Records of Bexar County, Texas). It is vacant and has not been developed.

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, West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: “C-2”, “I-2”

Current Land Uses: Auto Machine Shop, Restaurant, Recycling Center

Direction: South

Current Base Zoning: “I-2”

Current Land Uses: Use Auto Sales, Auto Salvage

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: Somerset Road

Existing Character: Secondary Arterial Type A; two lanes each direction undivided with sidewalks on both sides

Proposed Changes: None known

Thoroughfare: Fenfield Avenue

Existing Character: Local Type A; one lane each direction, with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 51 and 252 lines, which operate along Somerset Road, and is front of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The 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 zoning application refers to a Auto and Light Truck Repair to include Light Motorized Vehicle Repair.

Minimum Parking Requirement: 1 per 500 square feet of Gross Floor Area including service bays, wash tunnels and retail areas plus 2 additional spaces for each inside service bay.

Maximum Parking Requirement: 1 per 375 square feet of Gross Floor Area including service bays, wash tunnels and retail areas plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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 property is located within the Kelly South San Pueblo Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed base zoning of “C-2P” is consistent with the plan’s adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no 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 neighborhood. The neighborhood is made up of commercial and residential uses.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the subject property. The neighborhood consists of mostly commercial uses along Somerset Road. The requested Conditional Use is consistent with the existing development pattern in the neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.216 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.