



City of San Antonio

Agenda Memorandum

File Number:15-2561

Agenda Item Number: 13.

Agenda Date: 4/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2015149 CD

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015. This case has been expedited to the May 7, 2015 City Council hearing.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Gilbert A. Gonzales

Applicant: Axel Valdez

Representative: David W. Dye III, PE, RPLS, Dye Development, Inc.

Location: 1536 Callaghan Road

Legal Description: A 0.344 acre tract out of Lot 3, Block 1, NCB 13519

Total Acreage: 0.344

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Culebra Park Neighborhood Association

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History:

The subject property was annexed by the City of San Antonio in 1952 and the northern portion of the lot was originally zoned "H" Local Retail District and the lower portion was zoned "D" Apartment District. Upon adoption of the 1965 Unified Development Code, the northern portion of the property converted to "B-3" General Commercial District and the southern portion converted to "R-3" Multiple Family District. Upon adoption of the 2001 Unified Development Code, the northern portion property converted to the current "C-3" General Commercial and the southern portion converted to the current "MF-33" Multi-Family District. The property is currently vacant.

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-3

Current Land Uses: Car Wash

Direction: East

Current Base Zoning: R-4 PUD

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-2 NA

Current Land Uses: Restaurant

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

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: Callaghan Road

Existing Character: Secondary Arterial Type A; two lanes in each direction separated by a median for left and right turn lanes with sidewalks

Proposed Changes: None known

Public Transit:

VIA bus route 82 operates along Culebra Road with a bus stop at Callaghan Road.

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 rezoning application refers to a proposed development of Motor Vehicle Sales.

Motor Vehicle Sales:

Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales building

Maximum Parking Requirement: 1 space per 375 square feet of GFA of sales building

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the “C-2” and “MF-33” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the April 21, 2015 hearing.

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 base district "C-2" District Sales is consistent with the 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 requested "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales would be appropriate at this location and will not alter the character of the area.

3. Suitability as Presently Zoned:

The existing "C-2" Commercial District and “MF-33” Multi-Family District as well as the proposed "C-2 NA CD" Commercial Nonalcoholic Sales with a Conditional Use for a Motor Vehicle Sales are consistent with the adopted land use plan.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales will allow continued development

in accordance with the goals of the West/Southwest Sector Plan that encourage commercial, retail and offices along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

6. Size of Tract:

The subject property totals 0.344 acres in size, which should reasonably accommodate the uses permitted in the "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use within an area 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 granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the zoning district with the specified conditional use provisions.