



City of San Antonio

Agenda Memorandum

File Number:15-3062

Agenda Item Number: 18.

Agenda Date: 5/19/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015184S

(Associated Plan Amendment 15042)

SUMMARY:

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Cockroach Cay, LLC

Applicant: GFR Development Services, LLC

Representative: Kaufman and Killen, Inc.

Location: 12600 Block of Jones Maltsberger Road

Legal Description: Lot 1, Block 4, NCB 17653

Total Acreage: 1.826

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Townhomes of Northpark

Planning Team: None

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property is located within the city limits. The property was originally annexed in July 30, 1964 (Ordinance # 32610). The property was originally zoned as Temporary "A" Single-Family Residential District. On December 4, 1974, the property was rezoned from Temporary "A" Single Family District to "B-2" Business District (Ordinance 44675). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to "C-2" Commercial District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: East and North

Current Base Zoning: "C-2", "R-5", "R-6 PUD"

Current Land Uses: single-family homes, town-homes, and retail center.

Direction: West, South

Current Base Zoning: "C-2", "R-5"

Current Land Uses: single-family homes, and two-family dwellings, and gas station.

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: Jones Maltsberger Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Thoroughfare: Budding Boulevard

Existing Character: Local Street

Proposed Changes: None known

Public Transit: 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: Carwash: 1 per 500 sf. GFA including service bays, watch tunnels and retail areas.
Maximum Parking Requirement: 1 per 375 sf. GFA including service bays, watch tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the Commercial District zoning.

FISCAL IMPACT:

None.

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 property is located within The San Antonio International Airport Vicinity Land Use Plan and is designated as a Neighborhood Commercial. "C-2" Commercial base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Community Commercial. Staff and the Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested "C-2 S" Commercial District with a Specific Use Authorization for a Carwash is appropriate for the subject property. The request "C-2 S" will not have any effects on the future development. The site location is on a Secondary Arterial Type A 86 Thoroughfare and adjacent to a gas station and commercial use. The requested "C-2 S" base zoning district is consistent with the adopted land use designation.

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

6. Size of Tract:

The subject property is 1.826 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.