



City of San Antonio

Agenda Memorandum

File Number:15-4211

Agenda Item Number: 3.

Agenda Date: 9/1/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015240 CD

SUMMARY:

Current Zoning: "C-2 H MC-1 AHOD" Commercial Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "C-2NA CD H MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2015. Continued from the July 21, 2015 hearing.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Daniel & Ericka Hernandez

Applicant: Daniel & Ericka Hernandez

Representative: Roger Perez

Location: 2937 Roosevelt Avenue

Legal Description: Lot 4 C, Block D, NCB 7674

Total Acreage: 0.433

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association

Planning Team: South Central Community Plan

Applicable Agencies: Office of Historic Preservation, San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “J” Commercial District. A 1977 zoning case designated the property as part of the Mission Historic District. On June 27, 1984, a city-initiated area-wide zoning case changed the zoning district from “J” Commercial District to “H B-2” Historic Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2" Commercial District. In addition, the “MC-1” Metropolitan Corridor Overlay District 1 was approved by Ordinance 2009-10-01-0798 on October 1, 2009 to enhance design standards along the Roosevelt Avenue commercial corridor.

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: North

Current Base Zoning: C-2

Current Land Uses: Restaurant, Hookah Lounge, Vacant Commercial

Direction: East

Current Base Zoning: C-2

Current Land Uses: Family Center, Motel, Tire Shop

Direction: South

Current Base Zoning: C-2, C-2 NA

Current Land Uses: Snow Cone Shop, Bar, Vacant Commercial

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences, Vacant Lots

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.

The subject property and surrounding properties are designated as “H” Mission San Jose Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

All surrounding properties carry the MC-1 Roosevelt Avenue Metropolitan Corridor overlay. The “MC-1” does not limit uses, but does require review to ensure consistency with the corridor improvement plan. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial B; 2 lanes in each direction

Proposed Changes: None known

Public Transit: VIA route 42-Roosevelt is the nearest bus route. It stops at the corner of Kelly Drive and Roosevelt Avenue.

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 determined by type of use and building size. The Traffic Impact Analysis refers to Auto and Light Truck Repair.

Auto - Auto and Light Truck Repair: Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) including services bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay; Maximum Parking Requirement: 1 per 375 square feet GFA including service bays, wash tunnels, and retail areas, plus 2 additional spaces for each inside service bay.

The automotive/service garage bays total 1,275 square feet. Additionally, there are a total of three service bays. Therefore, according to the parking requirements, the required parking is nine (9) spaces.

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 South Central Community Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested base zoning district "C-2NA" General Commercial Nonalcoholic Sales is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2NA CD" Commercial Nonalcoholic Sales District with Conditional Use for Auto and Light

Truck Repair is not likely to have an adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The current base zoning of “C-2” Commercial District is 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.

5. Public Policy:

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

6. Size of Tract:

The size of the tract is 0.392 acres and staff finds the size to be adequate for the proposed use.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide 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. If the proposed request is approved, the granting of conditional zoning shall only be for the conditional use named in the ordinance approving Conditional Use zoning district provisions.

Staff recommends the following conditions if approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
3. No outdoor speaker or amplification systems shall be permitted.
4. Hours of Operation shall be limited to 7:00 am to 7:00 pm, Monday thru Friday; and 7:00 am to 4:00 pm, Saturday.
5. All auto repair work shall be conducted within service bays.
6. Access to the property shall not be allowed from Bustillos Drive.