



City of San Antonio

Agenda Memorandum

File Number:15-4461

Agenda Item Number: 22.

Agenda Date: 8/18/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015263 CD

SUMMARY:

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Sales, Service and Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 18, 2015

Case Manager: Kristin Flores, Planner

Property Owner: Siavash Sayyadioskia

Applicant: ZGAB Holding, LLC (Contact Jason Banks)

Representative: Jason Banks

Location: 6977 San Pedro Avenue

Legal Description: 1.83 acres out of NCB 11711

Total Acreage: 1.83

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Shearer Hills-Ridgeview Neighborhood Association

Planning Team: North Central Planning Team-46

Applicable Agencies: Northeast Independent School District

Property Details

Property History: The subject property was part of a large area annexation in 1952 and was originally zoned “F” Local Retail District. The current “C-2” commercial district base zoning resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code established by Ordinance 93881, dated May 3, 2001. The subject property was platted in 1995 (volume 7000, page 32 of the Deed and Plat Records of Bexar County, Texas).

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: C2

Current Land Uses: Nursery Storage

Direction: East

Current Base Zoning: C2

Current Land Uses: Retail stores and parking

Direction: South

Current Base Zoning: C3

Current Land Uses: Hotel

Direction: West

Current Base Zoning: MF33

Current Land Uses: Apartments

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Grotto Boulevard

Existing Character: Local, one lane in each direction

Proposed Changes: None.

Thoroughfare: West Maplewood Lane

Existing Character: Local, one lane in each direction

Proposed Changes: None.

Public Transit: The nearest VIA transit lines, 4 and 204, run along San Pedro parallel to Grotto Boulevard.

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

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining the current “C-2” Commercial base zoning district.

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 subject property is located within the North Central Neighborhood Plan and is currently designated as Community Commercial in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-2” base zone is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

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

6. Size of Tract:

The 1.83 acre site is of sufficient size to accommodate the proposed purpose.

7. Other Factors:

The Conditional Use 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 specified Conditional Use provisions.