



City of San Antonio

Agenda Memorandum

File Number:15-4727

Agenda Item Number: 2.

Agenda Date: 9/15/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015249 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2015. This case is continued from the August 4, 2015 and August 18, 2015 hearings.

Case Manager: Ernest Brown, Planner

Property Owner: Weiss Robert and Tibor Ritter

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 7494 Timber creek

Legal Description: 0.472 of an acre out of NCB 15350

Total Acreage: 0.472

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Meadow Village Neighborhood Association

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1972 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District and then permanently zoned "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-6" Residential Single-Family District. In 1932, a 1,435 square foot Automotive Service Garage structure was developed on the subject property. The subject property is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-3, C-3R

Current Land Uses: Auto Sales, Vacant

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Vacant, Single-Family Residence

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residence

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: Loop 410 Southwest

Existing Character: Expressway; three lanes each direction with a two lane one direction access road both sides.

Proposed Changes: None known

Thoroughfare: Timber Creek, Meadow Glade

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

Proposed Changes: None known

Public Transit: VIA transit routes 612 is nearby the subject property to the far east of subject property which operates along Meadow Wade and Meadow Glade.

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 Motor Vehicle Sales (Full Service).

Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) of sales and service building;
Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) of sales and service building.

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 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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future 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 found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request with setbacks and buffering conditions abutting residential zoned property or residential use properties.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is not appropriate for the subject property. The subject property is within an established commercial node of Loop 410 Southwest and Lakeside Parkway, as well as being within the quarter mile commercial node of Highway 151 and Loop 410. The proposed “C-2” zoning for the subject property adjacent to “MF-33” zoned property to the west provides a transition of less intense land uses into the single-family residential subdivision.

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 measures 0.472 of an acre tract which is sufficient to accommodate the proposed conditional land use development and parking requirements.

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use 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.

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. A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses.
3. 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.
4. No outdoor speaker or amplification systems shall be permitted.