



City of San Antonio

Agenda Memorandum

File Number:15-4881

Agenda Item Number: 12.

Agenda Date: 9/15/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015277 CD

SUMMARY:

Current Zoning: "C-1" Light Commercial District

Requested Zoning: "C-1 CD" Light Commercial District with Conditional Use for Auto Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Apolinar and Benilde Lerma

Applicant: Apolinar Lerma

Representative: George Rodriguez

Location: 2812 and 2814 South WW White Road

Legal Description: Lot 22 and 23, NCB 10849

Total Acreage: 0.600

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Lower Southeast Side

Planning Team: Eastern Triangle-22

Applicable Agencies: None

Property Details

Property History: The properties were annexed in 1957 and classified “A” Residence District. In August 1960, Lot 23 was rezoned to “JJ” Commercial District and with the 1965 rezoning “JJ” was converted to “I-1”. Upon the adoption of the 2001 Unified Development Code, Lot 22, “A” converted to “R-5” Residential Single-Family District. In May 2015 under the Eastern Triangle Rezoning both Lot 22 and Lot 23 was rezoned to “C-1” Light Commercial District.

Topography: The 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-1, C-1 CD, C-2, R-20

Current Land Uses: Single and Multi-Family residences and Commercial Uses

Direction: East

Current Base Zoning: R-20

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: MF-33, C-1, R-20

Current Land Uses: Single and Multi-Family residences and Commercial Uses

Direction: West

Current Base Zoning: C-1 CD, MF-33, C-1, C-2

Current Land Uses: Multi-Family Residencies and Commercial Use

Overlay and Special District Information: All surrounding properties do not carry the "AHOD" Airport Hazard Overlay District designation.

Transportation

Thoroughfare: WW White Road

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Alma Drive

Existing Character: Local Street

Proposed Changes: None known.

Thoroughfare: Texas River

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Southcross Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There is a VIA bus stop one block north at the corner of WW White Road and Alma Drive. Routes 230 and 28 service the area.

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: Available area for auto sales is approximately 3,600 square feet. Parking requirements: Maximum, 1 space per 500 square feet. Minimum: 1 space per 375 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-1" Light Commercial 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 property is located within the Eastern Triangle Community Plan and is currently designated as Neighborhood Commercial in the future land use component of the Plan. The current "C-1" base zoning is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

The request to rezone to "C-1 CD" would allow the use of auto sales on site and would be consistent with the development pattern in the area.

3. Suitability as Presently Zoned:

The "C-1" Light Commercial District base zoning district is appropriate near the intersection of a local street and a Primary Arterial Type A. A conditional use zoning request allows for conditions to be approved for ensuring compatibility to adjacent uses.

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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.600 acres in size.

7. Other Factors: Staff recommends the following conditions:

1. Hours of Operation shall be limited to 7:00 am to 7:00 pm, Monday thru Friday; and 7:00 am to 4:00pm, Saturday.
2. Downward lighting shall be pointed away from surrounding uses.
3. No outdoor speaker or amplification systems shall be permitted.

4. Screening will be provided to the residential use to the east.