



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:
ZONING CASE Z-2021-10700202 CD

SUMMARY:

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021

Case Manager: Kayla Leal

Property Owner: Metro Summit LLC

Applicant: Edward Karan

Representative: Edward Karan

Location: 5131 Northwest Loop 410

Legal Description: Lot 2, Block 2, NCB 14159

Total Acreage: 1.043

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department, TXDOT

Property Details

Property History: The subject property was annexed into San Antonio City Limits on January 11, 1968, established by Ordinance 35997, and was originally zoned Temporary "R-1" Single Family Residence District. The zoning changed to "B-2" Business District, established by Ordinance 42346, dated June 14, 1973. Upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001), the "B-2" converted to "C-2" Commercial District. The zoning changed to the current "C-2 CD" on January 17, 2013, established by Ordinance 2013-01-17-0053.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Retail Uses

Direction: South

Current Base Zoning:

Current Land Uses: Loop 410, Multi-Family Residential

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Retail Store and Restaurants

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Multi-Family Residential

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review

of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None

Transportation

Thoroughfare: Northwest Loop 410

Existing Character: Interstate Highway

Proposed Changes: None

Public Transit: The nearest bus stop is on Glen Ridge Drive along Bus Route 607.

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: Auto and Light Truck Repair requires a minimum of 1 parking space per 500 square feet or a maximum of 1 parking space per 375 square feet of the Gross Floor Area (GFA) including service bays, wash tunnels, and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Medical Center Area Regional Center and is located within a half-mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Medical Center Area Regional Center Plan and is currently designated as "Urban Mixed Use" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the future land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.
- 3. Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The request maintains the base zoning of "C-2" Commercial District and the "CD" Conditional Use allows for Motor Vehicle Sales.
- 4. Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The building is existing, and the applicant is only proposing to add service bays to provide auto repair services.
- 5. Public Policy:** The request does not appear to conflict with any public policy objective. The subject property is located along NW Loop 410, between La Cima and Rolling Dale Dr. The subject property is currently developed and was utilized as an auto sales establishment. The subject site is surrounded by commercial uses and multi-family dwellings. The Medical Center Area Regional Center Plan classifies the subject property as Urban Mixed-Use in the adopted future land use map. The Urban Mixed-Use classification allows for C-2 zoning.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 2: Priority growth areas attract jobs and residents.

JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals, Recommendations and Strategies of the Medical Center Area Regional Center Plan may include:

Economic Development Recommendation #2: Create a wider variety of uses, amenities, and attractions in the Medical Center Area to support and attract a greater diversity of residents, employees, and visitors.

- 6. Size of Tract:** The 1.043 acre site is of sufficient size to accommodate commercial uses and the proposed Motor Vehicle Sales (Full Service) development.

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.