



City of San Antonio

Legislation Details (With Text)

File #: 18-3593

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/5/2018

Title: ZONING CASE # Z2018198 S (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on 0.864 acres out of NCB 16249, located at 11900 Blanco Road. Staff recommends Approval with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2018198 S

SUMMARY:

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 5, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Frost Bank

Applicant: CVC Properties, LLC (Chris V. Cox, Member)

Representative: Kaufmann and Killen, Inc.

Location: 11900 Blanco Road

Legal Description: 0.864 acres out of NCB 16249

Total Acreage: 0.864

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed in December, 1972 (Ordinance 41428) and was zoned “B-2” Business District (Ordinance 42060) in February, 1973. Upon adoption of the Unified Development Code in 2001, the property then converted to the current “C-2” Commercial District (Ordinance 93881).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Apartments, Retail

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Childcare Center, Restaurants

Direction: West

Current Base Zoning: “R-6” “C-2”

Current Land Uses: High School, Retail

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Parliament

Existing Character: Collector

Proposed Changes: None Known

Public Transit: The nearest VIA bus routes are the #2 and #602 and are within walking distance of the subject

property

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: Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “C-2” district accommodates 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 (sales 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 does falls within one mile of the Greater Area Airport Regional Center and does fall within proximity to the San Pedro 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 the approval criteria below.

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Plan and is currently designated as “Community Commercial”. The requested “C-2” base zoning district is consistent with the adopted future. The applicant is seeking a Specific Use Authorization for a Carwash.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on the neighboring land in relation to the zoning change request as the base zoning will remain the same.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is an appropriate use for this commercial corridor.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare

5. Public Policy:

Staff finds the request for zoning supports the plans goal to encourage compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.

6. Size of Tract:

The subject property totals 0.864 acres in size, which should reasonably accommodate the proposed land use for a carwash.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The following conditions shall apply:

1. Business hours operation shall not be permitted before 7:00 a.m. or after 9:00 p.m.
2. Downward facing lighting.
3. No outdoor speakers or noise amplification.