



City of San Antonio

Agenda Memorandum

File Number: 16-3152

Agenda Item Number: Z-17.

Agenda Date: 6/2/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016140 S
(Associated Plan Amendment 16037)

SUMMARY:

Current Zoning: "C-2 MLOD AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Orion Vista Partners, LTD

Applicant: Sia Sayyadi

Representative: Sia Sayyadi

Location: Generally located at the intersection of Vista del Norte and Wurzbach Parkway

Legal Description: 1.501 acres of land out of NCB 17087

Total Acreage: 1.501

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: The Oaks of Vista del Norte Homeowners Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on August 1, 1983 (Ordinance # 57129). According to available records, the property was originally zoned “R-3” Multiple Family Residence District based on the 1965 zoning districts. On January 13, 2000, the subject property was rezoned from “R-3” to “B-2” Business District (Ordinance # 91122). Upon the adoption of the 2001 Unified Development Code, “B-2” base zoning has been converted to “C-2” Commercial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: UZROW, R-6

Current Land Uses: Parkway, Single-Family Residences

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Apartments

Direction: West

Current Base Zoning: UZROW, MF-33

Current Land Uses: Parkway, Apartments

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.

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None known

Thoroughfare: Vista del Norte

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Route 2 is located near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

Parking Information:

Convenience Store with Gas Sales. Minimum Vehicle Spaces: 6 per 1,000 sf GFA. Maximum Vehicle Spaces: 10 per 1,000 sf GFA.

Carwash. Minimum Vehicle Spaces: 1 per 500 sf GFA including service bays, wash tunnels and retail areas. Maximum Vehicle Spaces: 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present "C-2" zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

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 San Antonio International Airport Vicinity Plan and is designated as Neighborhood Commercial. The requested "C-2 S" zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Community Commercial. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing "C-2" zoning district is appropriate for the subject property. However, the requested use of a convenience store with gas sales and a carwash requires specific use authorization under the "C-2" Commercial zoning district. The property currently sits vacant and is located between a Wurzbach Parkway, a Super Arterial, and multi-family residences, making the requested zoning and use suitable for the site. Furthermore, the requested specific use authorization will not change the existing base zoning.

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. The requested land use adheres to the San Antonio International Airport Vicinity Plan by encouraging compatible commercial uses along corridors that serve the neighborhoods.

6. Size of Tract:

The subject property is 1.501 acres in size, which accommodates the proposed development for a convenience store with gas sales and 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 which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, the Military did not review the rezoning request because the tract is less than 10 acres in size and south of Loop 1604.