



City of San Antonio

Agenda Memorandum

File Number: 17-5428

Agenda Item Number: Z-13.

Agenda Date: 10/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017195 S

SUMMARY:

Current Zoning: "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2017. This case was continued from the July 18, 2017 Zoning Commission hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Seaside Realty Limited Partnership

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 9545 Huebner Road

Legal Description: 1.54 acres out of NCB 14702

Total Acreage: 1.54

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Oakland Estates Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City Limits and zoned “Temporary R-1” Temporary Single-Family Residence by Ordinance 38136, dated January 8, 1970. The eastern and northeastern portion of the property was rezoned from “Temporary R-1” to “B-3NA” Business Non-Alcoholic Sales District. The property converted from “Temporary R-1” and “B-3NA” to “R-6” Residential Single-Family and “C-3NA” General Commercial Non-Alcoholic Sales with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The “R-6” base zoning was changed to “C-2” Commercial District by Ordinance 2010-03-04-0174, dated March 4, 2010.

Topography: The northwest corner of the property is included in the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RE

Current Land Uses: Vacant Lot, Single-Family Residence

Direction: East

Current Base Zoning: C-3NA

Current Land Uses: Dental Medical Center

Direction: South

Current Base Zoning: C-2

Current Land Uses: Foundation Surgical Hospital, Medical Offices

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Overlay and Special District Information: None.

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Valley Green Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: Via route 522 is 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:

The minimum parking requirement for a Carwash is 1 per 500 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 zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ mile of a Regional Center or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Denial, due to lack of a motion.

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 Oakland Estates Neighborhood Plan and is currently designated as “Community Commercial” 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as adjacent properties carry similar zoning.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District is an appropriate base zoning for the property. The majority of the surrounding properties are zoned “C-2” and “C-3NA” and the subject property is along Huebner Road, a primary arterial road.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning change is requested in order to construct a Carwash, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The request to change the zoning “C-2 S” in order to build a Carwash is consistent with the Oakland Estates Neighborhood Plan. The subject property is located along Huebner Road which is a highly traversed primary arterial road. The Oakland Estates Neighborhood Plan specifies that Community Commercial uses should draw their customer base from the larger community and are developed as nodes on arterials at major intersections, or in established commercial areas along arterials. As outlined in the Oakland Estates Neighborhood Plan, the proposed development will not encroach on the nearby single-family residential character due to no direct ingress or egress to residential streets.

6. Size of Tract:

The subject property measures 1.54 acres which will reasonably accommodate 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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

If City Council moves to approve the this request, the following Conditions are recommended:

- 1) A solid screen eight (8) foot fence to the rear of the property.
- 2) Downward lighting.
- 3) A monument sign no taller than 20 feet in height.
- 4) No outside amplification system.
- 5) A 30-foot Type D landscape buffer.