



City of San Antonio

Agenda Memorandum

File Number: 18-5017

Agenda Item Number: Z-12.

Agenda Date: 9/20/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018258 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 to allow for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 21, 2018. This case is continued from the August 7, 2018 hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Texas Association of Professionals FCU

Applicant: Ian Cochran

Representative: Santos Villareal

Location: 1003 Avondale Avenue

Legal Description: 0.71 acres out of NCB 10939

Total Acreage: 0.71

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio and zoned “B” Residence District by Ordinance 18115, dated September 25, 1952. The property was rezoned from “B” to “B-1” Business District and “B-2NA” Business Nonalcoholic Sales District by Ordinance 61136, dated August 1, 1985. The property was rezoned from “B-1” and “B-2NA” to “B-2” Business District by Ordinance 64796, dated March 26, 1987. The property converted from “B-2” to the current “C-2” Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Unzoned Right of Way, “C-2”

Current Land Uses: Jubilee Highland Hills Charter School

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Vacant Lot, The Children’s Garden Preschool

Direction: South

Current Base Zoning: “R-4”, “C-2”

Current Land Uses: Single-Family Residence, The Children’s Garden Preschool

Direction: West

Current Base Zoning: “C-2”, “R-4”

Current Land Uses: Vacant Lot, Single-Family Residence

Overlay and Special District Information:

"AHOD"

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.

Transportation

Thoroughfare: Avondale Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 34 and 232 are within walking distance of the subject property.

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:

The minimum parking for a Carwash is 1 parking space per 500 square feet of the 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 designations of “C-2” which permits 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 property is located within the Brooks Regional Center. The property is not located within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval with Conditions.

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 Highlands Community 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. The base zoning is remaining “C-2” which permits a variety of commercial uses.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate base zoning for the surrounding area. The area includes a variety of base zoning districts.

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 proposed rezoning does appear to conflict with goals and objectives of the Highlands Community Plan. The plan emphasizes the desire to attract new businesses to the community. The proposed rezoning for a Carwash, coupled with conditions will ensure the development does not adversely impact the neighboring businesses and residents.

- Goal 1: Economic Development - Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.
- Goal 2: Community Appearance and Neighborhood Character - Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.
- Objective 2.3: Community Appearance and Aesthetics - Improve the physical appearance and landscaping of the business districts and neighborhoods to enhance the pedestrian environment, add to the value of the area, and maintain the character of the Highlands neighborhoods.

6. Size of Tract:

The subject property is 0.71 of an acre, which could 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.

Should City Council approve the rezoning, staff recommends the following conditions:

- 1) An eight-foot (8') solid screen fence along residential uses.
- 2) No temporary signs, no pennant flags, no feather flags and no streamers or strings.
- 3) Solid screen fencing along vacuums for noise reduction.
- 4) Lighting shall be directed downward onto property.