



City of San Antonio

Agenda Memorandum

File Number: 19-2336

Agenda Item Number: Z-17.

Agenda Date: 3/21/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2018-900029

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: January 15, 2019. This case is continued from the December 18, 2018 hearing.

Case Manager: Dominic Silva, Planner

Property Owner: Star 7 Properties, LLC

Applicant: Ian Cochran

Representative: Ian Cochran

Location: 7350 Callaghan Road

Legal Description: Lot 9, Block 2, NCB 12472

Total Acreage: 0.599

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200

feet.

Applicable Agencies: San Antonio ISD

Property Details

Property History: The current “C-2” base zoning district converted from the previous B-2” Business District upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”

Current Land Uses: Rental Car Company

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: CPS Power Substation

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartment Complex

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: Fredericksburg Road

Existing Character: Principal

Proposed Changes: None Known

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

Routes Served: 509, 100, and 520.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information:

The minimum number of parking spaces 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 of “C-2.” These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehouse and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Medical Center and Northwest Plan and half a mile of Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-1) 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2 S” base zoning 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 surrounding properties are zoned “C-2” and have existing retail shopping centers and uses.

3. Suitability as Presently Zoned:

The current “C-2” Commercial is an appropriate zoning for the property and surrounding area. The Specific Use Authorization allows another opportunity to evaluate the proposed use and impose additional conditions if necessary.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not conflict with the following goals, principles, and objectives of the North Sector Plan.

North Sector Plan Relevant Goals and Objectives:

- ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.
- LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan

6. Size of Tract:

The subject property is 0.599, which would adequately accommodate the proposed 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.

Staff and Zoning Commission recommend the following conditions:

1. Hours of operation from 8am - 8pm, Sun -Sat.
2. Solid screen fence next to adjacent properties.
3. Landscape buffer of 15 feet.