



City of San Antonio

Agenda Memorandum

File Number:20-6695

Agenda Item Number: 2.

Agenda Date: 11/17/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2020-10700153 ERZD

SUMMARY:

Current Zoning: "C-3 ERZD" General Commercial Edwards Recharge Zone District

Requested Zoning: "C-2 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Car Wash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 17, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Vizza Wash Limited

Applicant: Vizza Wash Limited

Representative: Patrick Christensen

Location: 3607 East Evans Road

Legal Description: Lot 33, Block 1, NCB 18218

Total Acreage: 1.968

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Encino Ranch Homeowner's Association

Applicable Agencies: San Antonio Water Systems

Property Details

Property History: The property was annexed by Ordinance 61608 on December 30, 1985 and was originally zoned “B-3” Business District. The previous “B-3” zoning district converted to “C-3” General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 03, 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: “C-3

Current Land Uses: Office, Retail, Storage

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Storage facility

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Subdivision

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Community Center

Overlay and Special District Information:

"ERZD"

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

Thoroughfare: E Evans

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Masonwood

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: None

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 parking minimum for a Car Wash is 1 space per 500 square foot of gross floor area including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current: “C-3” General Commercial districts accommodate more intensive commercial uses than those located within the “NC”, “C-1”, or “C-2” zoning districts. “C-3” uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses within “C-3 ERZD” districts include: auto parts retail, recreational facilities, grocery stores, hotels, nursing facilities, professional offices, and self service storage.

Proposed: “C-2” Commercial districts accommodate 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.

The “S” Specific Use Authorization will allow all “C-2” uses in addition to a Carwash within the ERZD, pursuant to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within a regional center and but is not within a 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 North Sector Plan and is currently designated as “Suburban Tier” 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 did not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “C-2” Commercial District is a downzoning and remains consistent and compatible with existing and surrounding zoning and uses.

The base district will remain “C-2” Commercial District. The “S” Specific Use Authorization allows consideration of a Car Wash within the Edwards Recharge Zone District (ERZD).

3. Suitability as Presently Zoned:

The current "C-3" General Commercial District is not an appropriate for the property and surrounding area. The requested “C-2 S” base-zoning district with Specific Use Authorization for Car Wash is a more appropriate zoning for the property in proximity to neighborhoods, while allowing utilization of a corner lot.

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 appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

Plan Goals:

Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

ED-1.1 Locate higher density residential and compatible employment uses at key nodes

6. Size of Tract:

The subject property is 1.968 acres, which could reasonably accommodate commercial uses and a Car Wash.

7. Other Factors:

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the site. Reference SAWS report dated October 12, 2020.

The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.