



City of San Antonio

Legislation Details (With Text)

File #: 15-2970
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/19/2015
Title: ZONING CASE # Z2015185 S (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot P-50 and P-50A, Block 3, NCB 11166. Located at 12100 US Highway 281 South. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-185 Location Map, 2. Z2015185 S Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015185 S

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 19, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Thad Rutherford (Chief Operating Officer of Southstar Mission Del Lago)

Applicant: John Reinhart (N2I One, LLC)

Representative: Stephen S. Lin, P.E. (Big Red Dog Engineering)

Location: 12100 United States Highway 281 South

Legal Description: Lot P-50 and P-50A, Block 3, NCB 11166

Total Acreage: 0.62

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Mission Del Lago Home Owner's Association

Planning Team: None

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1988 and a 1989 zoning case zoned the property to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property is currently undeveloped.

Topography: The subject property is designated as a Mandatory Detention Area. A detention pond will need to be constructed for managing stormwater and mitigating downstream impact. A properly designed and maintained detention pond will be required to collect storm water and slowly release it at a controlled rate over a 24 hour period. State and City laws require that any negative impacts to downstream drainage systems be mitigated to prevent damage to downstream properties and to protect life and safety of the community.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-10

Current Land Uses: Residence

Direction: East

Current Base Zoning: Outside City Limits

Current Land Uses: Highway

Direction: South

Current Base Zoning: C2

Current Land Uses: Vacant

Direction: West

Current Base Zoning: C2, C3

Current Land Uses: Vacant Commercial,

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.

Transportation

Thoroughfare: US Highway 281 South

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Del Lago Parkway

Existing Character: Local Road, 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 42- Roosevelt stops at Del Lago Parkway and US Highway 281 South.

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: The applicant has indicated plans to construct a carwash on the subject property.

Carwash - Minimum requirement: 1 space per 500 square feet of Gross Floor Area including service bays, wash tunnels and retail areas. Maximum allowance: 1 per 375 square feet of Gross Floor Area including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning change will result in the property retaining the “C-2” Commercial base zoning.

FISCAL IMPACT:

None.

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 property is located in within the Heritage South Sector Plan. The future land use designation of Suburban Tier. The requested zoning of C-2 Commercial base zoning district is consistent with the surrounding land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

3. Suitability as Presently Zoned:

Although the subject property’s current “C-2” base zoning is consistent with zoning in the surrounding area, the requested “C-2 S” Commercial District with a Specific Use Authorization for a Carwash is within the range of commercial uses encouraged by the Suburban Tier of the Heritage South Sector Plan.

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.

6. Size of Tract:

The subject property is 0.62 of an acre in size, which should be able to reasonably 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 which may, under the right set of circumstances and conditions be acceptable in certain specific locations.