



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3916

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/5/2016

**Title:** ZONING CASE # Z2016180 S (Council District 10): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lots P8 and P100, NCB 15722 and Lot P100, NCB 16673, located at 13410 Nacogdoches Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-180 Location Map, 2. Z2016-180 S Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2016180 S

**SUMMARY:**

**Current Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General 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:** July 5, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Tripal, LLC

**Applicant:** Warren Richardson

**Representative:** Brown & Ortiz, P.C.

**Location:** 13410 Nacogdoches Road

**Legal Description:** Lots P8 and P100, NCB 15722 and Lot P100, NCB 16673

**Total Acreage:** 1.479

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Valencia Homeowners Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject properties were annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1973 case, Ordinance #43004, zoned a portion of the subject property as "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" Light Commercial District. A 1988 case, Ordinance #66918, zoned a portion of the subject property as "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" Light Commercial District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Auto Collision Repair

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residential

**Direction:** East

**Current Base Zoning:** C-3, C-2

**Current Land Uses:** Christian Senior Services, Grace's Place

**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:** Nacogdoches Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #642 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:** Auto: Carwash requires a minimum of 1 per 500 sf GFA including service bays, wash tunnels, and retail areas and a maximum of 1 per 375 sf GFA including service bays, wash tunnels, and retail areas.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District.

**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 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” Commercial 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.

**3. Suitability as Presently Zoned:**

The proposed “C-2” base zoning district is more appropriate for the subject property’s location than the existing “C-1” and “C-3” 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 rezoning request does not appear to conflict with land use goals and strategies of the of the North Sector Plan that encourages development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

**6. Size of Tract:**

The subject property totals 1.479 acres in size, which should reasonably accommodate the uses permitted in “C-

2” Commercial District.

**7. Other Factors:**

The applicant proposes a carwash on the subject property. The surrounding properties are zoned “C-3” General Commercial District. The request to rezone the subject property is a compatible land use for the area.

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.