



City of San Antonio

Legislation Details (With Text)

File #: 18-4307
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/17/2018
Title: ZONING CASE # Z2018147 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 1, Block 5, NCB 16329, located at 920 North Loop 1604 West. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan, 3. SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z2018147 S ERZD

SUMMARY:
Current Zoning: "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 17, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Over 65 Ltd.

Applicant: Laurie Rothman, KLove Engineering, LLC

Representative: Laurie Rothman, KLove Engineering, LLC

Location: 920 North Loop 1604 West

Legal Description: Lot 1, Block 5, NCB 16329

Total Acreage: 2.494

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation, San Antonio Water System, Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1990 and was zoned Temporary "R-1" Single Family Residence District. Ordinance 73434 rezoned the property to "B-2 ERZD" Business Edwards Recharge Zone District. Upon the adoption of the 2001 Unified Development Code, the previous "B-2 ERZD converted to the current "C-2 ERZD" Commercial Edwards Recharge Zone.

Topography: The property is within the Edwards Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: ROW

Current Land Uses: North Loop 1604

Direction: East

Current Base Zoning: C-2

Current Land Uses: Builders Design Group

Direction: South

Current Base Zoning: C-2, R-6 S

Current Land Uses: Golf Course

Direction: West

Current Base Zoning: C-2

Current Land Uses: Restaurant/Bar, Retail Center

Overlay and Special District Information: All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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".

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA route 2 and 503 are directly in front 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: 1 per 500 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 current base zoning district. “C-2” 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but it is within close proximity to the San Pedro Premium Plus route.

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 “Mixed Use Center” 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. The applicant proposes to develop the property for a Car Wash. The base zoning will not change, however a specific use will be added to allow for a car wash over the Edwards Recharge Zone. Commercial uses are appropriate fronting the freeway, and align to the pattern of development.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning.

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 any public policy objective.

6. Size of Tract:

The subject property totals 2.494 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

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.

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 50% on the site, with additional site specific recommendations.