



City of San Antonio

Legislation Details (With Text)

File #: 18-4654

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/21/2018

Title: ZONING CASE # Z2018270 S (Council District 3): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 12 and Lot 13, Block 36, NCB 10108, located at 3718 Pleasanton Road and 3720 Pleasanton Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2018270 S

SUMMARY:
Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 21, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Richard A. Cone, Director of Turtle Corporation

Applicant: Richard A. Cone, Director of Turtle Corporation

Representative: Kaufman & Killen, Inc.

Location: 3718 Pleasanton Road and 3720 Pleasanton Road

Legal Description: Lot 12 and Lot 13, Block 36, NCB 10108

Total Acreage: 0.725

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport

Property Details

Property History: The subject property was rezoned from “A” Temporary Residence District to “F” Local Retail District by Ordinance 23408, dated August 16, 1956. The property converted from “F” Local Retail District to the current “C-2” Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on 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: “MF-33” and “I-1”

Current Land Uses: Apartments and Auto Repair

Direction: East

Current Base Zoning: “C-2”, “MF-33” and “R-4”

Current Land Uses: Vacant Lot, Four-Plex, and Church

Direction: South

Current Base Zoning: “C-3NA” and “R-4”

Current Land Uses: Auto Sales

Direction: West

Current Base Zoning: “C-3NA”, “C-2NA”, “MF-33”, “C-2”, and “C-3R”

Current Land Uses: Restaurant, Retail Center, Apartments, and Carwash

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.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" 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.

Transportation

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

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

Routes Served: 44, 243

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 minimum number of parking spaces for a carwash is 1 space 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”. “C-2” allows for uses such as 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 property is not located within a Regional Center or half a mile of 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 property is not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan. Therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “C-2 S” Commercial District with Specific Use Authorization for a Carwash is requested in order to bring the current use into compliance. Its existence has not shown any adverse impacts on neighboring lands thus far.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. It will remain suitable with the requested zoning of “C-2 S” since the base of “C-2” is not being changed.

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 SA Tomorrow Comprehensive Plan.

SA Tomorrow Comprehensive Plan Relevant Goals and Objectives:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Goal 7: Development practices that minimize mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

6. Size of Tract:

The subject property is 0.725 acres, which would adequately support a 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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is requesting the change in zoning to bring the current use into compliance.