



City of San Antonio

Legislation Details (With Text)

File #: 19-6823

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/17/2019

Title: ZONING CASE Z-2019-10700157 S ERZD (Council District 9): A request for a change in zoning from "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on the west 34.72 feet of Lot 11, Block 7, NCB 649, 26480 US Highway 281 North. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, mercedes.rivas2@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. SAWS Report, 3. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Z-2019-10700157 S ERZD

SUMMARY:

Current Zoning: "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "C-3 S GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Diamond Shine 2, LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 26480 US Highway 281 North

Legal Description: The west 34.72 feet of Lot 11, Block 7, NCB 649

Total Acreage: 1.46 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

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

Property Details

Property History: The property was zoned "C-3 GC-3 MLOD-1 ERZD" upon being annexed into the City on December 1, 2016, according to Ordinance 2016 12-01-0902.

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-2"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Business

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Business

Overlay and Special District Information:

"MLOD-1"

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.

"GC-3"

The US 281 Gateway Corridor District ("GC-3") provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A

zoning review is performed by the Zoning Section of the Development Services Department

"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".

Transportation

Thoroughfare: US Highway 281 North

Existing Character: Highway

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance.

Traffic Impact: Comments are being addressed for a plat which includes this parcel. TIA determination will be made with the plat.

Parking Information: The parking minimum for a carwash is 1 per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "C-3" General Commercial are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

Proposed: The proposed zoning district designation of "C-3 S" General Commercial with a Specific Use Authorization for a Carwash allows for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Stone Oak Regional Center 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 “Regional Commercial” in the future land use component of the plan. The requested “C-3 S” base zoning district is consistent with the “Regional Commercial” future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The base zoning of “C-3” is not being changed.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area, considering that the surrounding properties are already zoned “C-3.” The proposed “C-3 S” is consistent with the existing zoning and uses. The Specific Use Authorization allows consideration of a carwash with any necessary conditions.

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:

- ED-1.2 Continue to locate compatible employment uses at the intersections of US 281 and Loop 410.
- ED-1.4 Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base.

6. Size of Tract:

The subject property is 1.46 acres, which could reasonably accommodate the proposed Carwash.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 75% on the site. Reference SAWS report dated August 19, 2019.

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.