



City of San Antonio

Legislation Details (With Text)

File #: 20-1901

Type: Zoning Case

In control: City Council A Session

On agenda: 3/5/2020

Title: ZONING CASE Z-2019-10700324 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Carwash on 0.078 acres out of NCB 18387, located at 16525 Blanco Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan, 3. SAWS Report, 4. Zoning Minutes, 5. Draft Ordinance, 6. Field Notes, 7. Ordinance 2020-03-05-0178

Date	Ver.	Action By	Action	Result
3/5/2020	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2019-10700324 S

SUMMARY:

Current Zoning: "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 4, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: 4G Enterprises, LLC

Applicant: GRGTX Lobbying, LLC

Representative: Mitsuko Ramos

Location: 16525 Blanco Road

Legal Description: 0.078 acres out of NCB 18387

Total Acreage: 0.078 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

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

Property Details

Property History: The subject property was annexed into the city by Ordinance 64019, dated December 29, 1986 and was zoned "R-1" Single Family Residence District. The property was rezoned from "R-1" Single Family Residence district and "B-2" Business District to "B-2 CC" Business District with Underground Gasoline Storage Tanks by Ordinance 78554, dated August 26, 1993. The previous "B-2 CC" district converted to the current "C-2 S" Commercial with a Specific Use Authorization for Underground Gasoline Storage Tanks in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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: "MF-33"

Current Land Uses: Apartment complex

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-3NA," "C-2"

Current Land Uses: Professional office, restaurant

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Overlay and Special District Information:

"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: Blanco Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Public Transit: There is a VIA bus route within walking distance of the subject property.

Routes: 2

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 parking requirement for a car wash is 1 parking space per 500 square feet of ground floor area including service bays, wash tunnels, and retail areas.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. “C-2” accommodates commercial and retail uses that are more intensive in character than “NC” and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

Proposed: The proposed “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. “C-2” accommodates commercial and retail uses that are more intensive in character than “NC” and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center but is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 San Antonio International Vicinity Land Use Plan and is currently designated as “Community Commercial.” The requested base “C-2” district is consistent with the 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.

3. Suitability as Presently Zoned:

The current "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales was approved prior to the use of a gas station was no longer allowed in "ERZD". The rezoning request for a carwash would not impact the gas station which is now legal, non-conforming.

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 San Antonio International Vicinity Land Use Plan:

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

6. Size of Tract:

The subject property is 0.078 acres, which could reasonably accommodate a 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.

SAWS Report Site Specific Recommendations:

1. Exhibit 3 site plan attachment includes the 0.078-acre car wash addition within the 1.824-acre commercial lot, with an overall impervious cover of 47%.
2. Prior to release of any building pennits, a water pollution abatement plan for the treatment of the car wash addition and increased impervious cover shall be submitted to the SAWS Aquifer Protection & Evaluation Section.
3. All washing areas and/or car wash bays shall have sumps with grit traps. The grit traps shall be serviced quarterly and manifests retained onsite to insure proper operation and prevent bypass or overflow.