City of San Antonio

Legislation Details (With Text)

File #:	20-6289
Type:	Zoning Case
In control:	City Council A Session
On agenda:	11/5/2020
Title:	ZONING CASE Z-2020-10700188 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District to "C -3 S GC-2" General Commercial Highway 151 Gateway Corridor Overlay District with Specific Use Authorization for a Solar Farm on Lot P-16E, NCB 17640, generally located in the 10500 block of State Highway 151. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2020-11-05-0808

Date	Ver.	Action By	Action	Result
11/5/2020	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z-2020-10700188 S

SUMMARY:
Current Zoning: "C-3 GC-2" General Commercial Highway 151 Gateway Corridor District

Requested Zoning: "C-3 S GC-2" General Commercial Highway 151 Gateway Corridor District with Specific Use Authorization for a Solar Farm

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 15, 2020

Case Manager: Justin Malone, Planner

Property Owner: World Savings & Loan Association

Applicant: World Savings & Loan Association

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located on the 10500 block of State Highway 151

Legal Description: Lot P-16E, NCB 17640

Total Acreage: 10 acres

Notices Mailed
Owners of Property within 200 feet: 4
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Planning Department and Texas Department of Transportation

Property Details
Property History: The subject property was annexed into the City of San Antonio by Ordinance 59,776 on November 15, 1984 and originally zoned Temporary "R-1" Single family Residence District. The "B-3" Business District converted to the "C-3" General Commercial District that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 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: "C-3"
Current Land Uses: Wells Fargo Home Mortgage Operations Center

Direction: East
Current Base Zoning: "UZROW", "C-3"
Current Land Uses: State Highway, Westover Hills Medical Campus

Direction: West
Current Base Zoning: "C-3"
Current Land Uses: Alamo Colleges Northwest Vista Campus

Direction: South
Current Base Zoning: "C-3"
Current Land Uses: Vacant

Overlay and Special District Information:
"GC-2"
The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. 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.

Transportation
Thoroughfare: State Highway 151
Existing Character: Highway
Proposed Changes: None Known

Thoroughfare: Wiseman Boulevard
Existing Character: Arterial
Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance.
Routes Served: None

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 parking minimum for a Solar Farm is 1 per service employee.

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 allows for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts, plus the added Specific Use Authorization allows the additional use of a Solar Farm. "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.

The "S" Specific Use Authorization will allow for the additional use of a Solar Farm.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is part of the Highway 151 and Loop 1604 Regional Center and is not within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 West Sector Plan and is currently designated as "Mixed Use Center" in the future land use component of the plan. The requested "C-3 S" base zoning district is consistent with the "Mixed Use Center" 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" will remain the same.

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 Solar Farm 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 West/Southwest Sector Plan.

Analysis:
The subject property has a base zoning of C-3 with the Highway 151 Gateway Corridor Overlay (GC-2). The subject property is located within the West/SW Sector Plan and SA Tomorrow's Highway 151 and Loop 1604 Area Regional Center Plan. The future land use for the subject property is "Mixed Use Center" which encourages mixed use developments with higher density residential, and allows for Community Commercial and Office uses as well. Surrounding base zoning districts are the same as the subject parcel with C-3 GC-2.

Hwy 151 Gateway Corridor Overlay District:
From Sec. 35-339.01 of the Unified Development Code, Gateway Corridor Overlays are intended to "protect both developed and undeveloped areas in view of vehicular travelers from visual blight." The Hwy 151 Gateway corridor overlay district was adopted in 2005 and requires certain setbacks, landscaping, and screening for parcels that abut Hwy 151, and explicitly states that "Activities such as… solar systems and components … are required to be located behind the minimum building setback line and shall be completely screened from public view at ground level at a minimum height of six (6) feet. In lieu of screening, solar systems and components may be integrated into the design of the structure." These PV panels should be screened to comply with the GC-2 requirements. The setbacks would also need to meet minimum standards through the GC-2 designation.

https://www.sanantonio.gov/Portals/0/Files/Planning/NPUD/GC2_Hwy151GatewayCorridor.pdf

Relevant West Sector Plan goals/policies:
Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
Strategy ED-1.3 Stimulate and support increased activity of existing businesses
Goal UTI-3 Utility investments and improvements are coordinated and based on adopted land use policies
Strategy UTI-3.6 Encourage placing utility lines underground where feasible to increase walkability and to provide an aesthetically pleasing environment
Relevant Goals and Policies of the Comprehensive Plan may include:
NRES Goal 2: San Antonio balances environmental goals with business and community needs.
NRES Goal 5: San Antonio is a leader in energy conservation and providing clean, renewable energy for residents and businesses.

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.
JEC Goal 4: San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.
JEC Goal 5: San Antonio plays an important role in the regional, national, and international economy.

The requirements of the Gateway Corridor Overlay should be met with the planned development.

6. Size of Tract:
The subject property is 10 acres, which could reasonably accommodate the proposed Solar Farm.

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.

The applicant seeks a Specific Use Authorization for a Solar Farm on this property to serve the adjacent Wells Fargo campus and end users.