



City of San Antonio

Legislation Details (With Text)

File #: 21-4272
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/15/2021
Title: ZONING CASE Z-2021-10700127 S (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 2, Block 1, NCB 18128, located at 8797 Bandera Road. Staff recommends Denial. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2021-10700127 S

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 15, 2021

Case Manager: Justin Malone, Planner

Property Owner: Aamil Sarfani

Applicant: Kevin Love

Representative: Kevin Love

Location: 8797 Bandera Road

Legal Description: Lot 2, Block 1, NCB 18128

Total Acreage: 4.0

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed on December 29, 1985 by Ordinance 61607 and was originally zoned "B-2" Business District. The subject property converted from "B-2" Business District to "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope but sections are within the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3R"

Current Land Uses: Storage Facility

Direction: East

Current Base Zoning: "C-2", "C-2CD"

Current Land Uses: Restaurants, Retail

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Bank, Retail, Library

Direction: West

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

Current Land Uses: Park, Vacant Land

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.

Thoroughfare: Bandera Road

Existing Character: Arterial

Proposed Changes: None Known

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

Routes Served: 605

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: 1 per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current: “C-2” Commercial 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.

Proposed: “C-2” Commercial 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.

The “S” Specific Use Authorization will allow all “C-2” uses in addition to a Car Wash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center, but it is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Northwest Community Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The existing “C-2” Commercial District is consistent with neighboring properties. Although the base district will remain “C-2” Commercial District, the proposed use, a car wash, is not consistent or compatible immediate surrounding land-uses which include natural resources, public facilities, parks and greenways.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District is appropriate for the property and surrounding area. The requested “C-

2 S” base zoning district with a Specific Use Authorization for a Car Wash is consistent and compatible with existing and surrounding zoning and uses.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare. Per the draft Bandera Road Corridor Plan this could bring adverse traffic to an area that is being promoted for pedestrians and walkability.

5. Public Policy: Analysis:

The subject property is generally located at 8797 Bandera Road (SH-16) west of Bandera Road at the intersection of Mystic Park and is located within the Northwest Community Plan (2011) and the ongoing Bandera Road Corridor Plan. The property is currently undeveloped and zoned C-2 Commercial District. The applicant seeks to build a Bee Clean car wash facility on the currently vacant 4.0 acres.

Surrounding uses include an existing neighborhood to the north of the subject property outside of the 200 ft boundary northwest of Leon Creek. Nani Falcone park specifically the skate park, is directly abutting the properties western boundary. To the southeast, is a C-3 Commercial Development, currently occupied by Credit Human. The subject property directly abuts Bandera Road at the northeastern property limits.

The subject property is currently designated Community Commercial, which can include offices, professional services, and retail uses that are accessible to a variety of modes of transportation including bicyclists and pedestrians and are encouraged at nodes located near major intersections such as this. The applicant seeks to build a car wash, which is a considerably lower intensity of use than the higher intensity uses encouraged for these types of strategic nodes.

In other subarea planning efforts the Planning Department has identified this location as an opportunity area for the Bandera Road Corridor as its location is strongly suited for transit-supportive development, and trail oriented development. In an alternative configuration, the subject property has the potential to incorporate public and semi public space into the built environment, making an Urban Mixed Use a potential future land use designation.

While this proposal is consistent with the current land use designation of Community Commercial, the proposed use, a car wash, is not compatible or complimentary with the immediate surrounding land-uses which include natural resources, public parks and greenways. Within the Northwest Community Plan, Community Commercial emphasizes, multimodal accessibility for pedestrians and bicyclists who cannot be serviced by a car wash. The Northwest Community Plan also encourages further development along Mystic Park to be limited to similar uses due to its proximity to the floodplain and other public and park facilities. This highlights a concern regarding stormwater management and creek preservation, as the site plan features a large footprint of impervious cover, additional review by the relevant department or agency for environmental impact is strongly encouraged.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF G7: 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 P3: Invest in neighborhood amenities and infrastructure (including green infrastructure) that will attract new residents to priority growth areas.

GCF P31: Promote development that leverages and protects the public’s investment in major green infrastructure and natural resources projects (e.g., the San Antonio River Improvements Project and other creek and trail restoration projects).

TC G5: San Antonio provides a range of convenient, safe and comfortable active transportation options for all

users and abilities and many regularly use multimodal options such as walking, biking and transit.

TC P11: Develop a safe and convenient pedestrian travel network with sidewalks and trails integrated into the transportation system and activity areas such as schools, libraries, shopping and neighborhood centers.

CHW P25: Encourage and incentivize development in locations that provide or are in close proximity to many destinations within walking or bicycling distance.

CHW P28: Develop a safe and convenient pedestrian travel network with sidewalks and trails integrated into the transportation system and activity areas such as schools, libraries, shopping and neighborhood centers.

NRES P11: Encourage land intensive development patterns to locate outside of the Edwards Aquifer recharge and contributing zones and along preservation reaches of rivers and creeks.

NRES P21: Require or incentivize new development to manage stormwater using best practices and green techniques such as clustered and LID.

Relevant Goals and Policies of the Northwest Community Plan may include:

Goal - 2: Preserve and Increase Park and Open Space

Strategy 2 Continue to develop Mystic Park, encouraging facility types to be limited to walking trails, ball fields, and other similar uses due to its location within the floodplain.

Goal - 3: Develop an additional open space along Leon Creek Greenway

Strategy 3: For areas that are largely in the flood plain and fall adjacent to creekways, explore options to develop more open space and linear creekway connections.

Relevant Principles of the DRAFT Bandera Road Corridor Plan may include:

- Preserve single-family neighborhoods and green space
- Incorporate land use categories which enable transit-oriented or transit-adjacent development
- Incorporate land use categories which enable mixed-use development
- Focus higher density uses at intersection of Bandera Road with other roadways and greenways
- Span areas between nodes with low to medium density mixed uses
- Incrementally increase potential intensity of future land use to accommodate population growth

6. Size of Tract:

The subject property is 4.0 acres, which can reasonably accommodate commercial uses.

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 Specific Use Authorization request is for a Car Wash.