



City of San Antonio

Agenda Memorandum

File Number:16-2125

Agenda Item Number: Z-19.

Agenda Date: 4/7/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016076 S ERZD

SUMMARY:

Current Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

Requested Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Capital Foresight, LP

Applicant: Gorda Cay, LLC

Representative: Kaufman & Killen, Inc.

Location: 3103 TPC Parkway

Legal Description: Lot 7, Block 10, NCB 18218

Total Acreage: 0.88

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Winchester Hills Neighborhood Association

Applicable Agencies: SAWS

Property Details

Property History: The subject property was annexed into the City Limits on December 30, 1985 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In 1997 the subject property was rezoned to "B-2 ERZD" Business Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2 ERZD" Commercial Edwards Recharge Zone District. The subject property was part of the Laredo Encino Master Development Plan. On November 6, 2008, the property was plated to its current configuration (Capital Foresight at Stone Oak Subdivision Plat no 070493)

Topography: The property is within the Edwards Recharge Zone and does include a slope to the south and east. The property is not within the one hundred year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: C-2 ERZD

Current Land Uses: Retail Centers

Direction: South

Current Base Zoning: R-6 ERZD

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-2ERZD, R-6 PUD

Current Land Uses: Single-Family Residence, Vacant Lot, Restaurant

Overlay and Special District Information: 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: TPC Parkway

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Public Transit: There are no nearby VIA transit routes by the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic engineer must be present at the Zoning Commission Meeting.

Parking Information: Carwash: 1 spaces per 500 sf. GFA including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 space per 375 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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) 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 North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-2 S ERZD” with a Specific Use Authorization for a Carwash zoning district is appropriate for the subject property. The request for “C-2 S ERZD” with a Specific Use Authorization for a Carwash will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Secondary Arterial Type A 86 thoroughfare.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.88 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The property is adjacent to other commercial uses and the proposed development is compatible.

In addition, the San Antonio Water Systems (SAWS) staff recommends approval of the proposed zoning request. Should the City Council rezone the property, SAWS recommends the impervious cover shall not exceed 65% on the site.