



City of San Antonio

Agenda Memorandum

File Number:18-2981

Agenda Item Number: Z-9.

Agenda Date: 5/17/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018140 CD S

SUMMARY:

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Light Truck Repair on 1.463 acres out of NCB 34362, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Light Truck Repair on 1.550 acres out of NCB 34362, and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization or a Car Wash on 1.809 acres out of NCB 34362

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 3, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: 81 Potranco, LLC

Applicant: 81 Potranco, LLC

Representative: Brown & Ortiz, P.C.

Location: Generally located southeast of Potranco Road and Seascape Drive

Legal Description: 4.822 acres out of NCB 34362

Total Acreage: 4.822

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base; Texas Department of Transportation

Property Details

Property History: The subject property was rezoned "R-6" Residential Single-Family District to "C-2 C" Commercial District with Conditional Use for Home Improvement Center by Ordinance 100694, dated April 14, 2005.

Topography: The property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-2 NA" and "R-6"

Current Land Uses: Vacant Lot and Single-Family Residences

Direction: South

Current Base Zoning: "C-2 CD"

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: "C-2 CD"

Current Land Uses: Vacant Lot

Overlay and Special District Information:

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.

Transportation

Thoroughfare: Potranco Road

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 620

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement for auto and light truck repair and car wash is 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “C-2 CD”. “C-2” allows for uses such as 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. Also, the current conditional use permits a home improvement center.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject is not located within a regional center or half a mile of a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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/Southwest Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2 CD” and “C-2 S” base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The uses of an auto and light truck repair facility and a car wash will be appropriately buffered from the single-family residences to the North and East of the subject property.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan.

West/Southwest Sector Plan Relevant Goals and Objectives:

- LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby.
- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

6. Size of Tract:

The subject property is 4.822 acres, which would adequately support an auto and light truck repair facility and a car wash.

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 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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is requesting a Conditional Use to allow for Auto/ Light Truck Repair and a Specific Use Authorization for a Car Wash.