



City of San Antonio

Agenda Memorandum

File Number:18-4545

Agenda Item Number: Z-18.

Agenda Date: 8/16/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018234 S ERZD
(Associated Plan Amendment 18071)

SUMMARY:

Current Zoning: "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District Edwards Recharge Zone District with a Specific Use Authorization for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Nylih Acosta, Planner

Property Owner: Balearia LLC

Applicant: Fernando De Leon

Representative: Patrick Christensen

Location: 14886 Tradesman Drive

Legal Description: 0.093 acres out of NCB 14848

Total Acreage: 0.093

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1984 and was zoned “I-1” Light Industrial. Upon the adoption of the 2001 Unified Development Code, the previous “I-1” converted to “I-1” General Industrial District. Later a 2007 case, Ordinance 2007-05-03-0510, rezoned the property to the current “C-3 ERZD” General Commercial Edwards Recharge Zone.

Topography: The property is within the Edwards Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Commercial

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: C-3

Current Land Uses: Commercial Strip

Direction: West

Current Base Zoning: MF-50

Current Land Uses: Apartments

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.

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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: Tradesman Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance of the subject property.

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: Motor Vehicle Sales: Minimum vehicle spaces- 1 per 500 GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the "NC", "C-1" or "C-2" zoning districts. "C-3" uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the UTSA Regional Center, but is not within a Premium Transit Corridor

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The 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-3" General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from "Suburban Tier" to "Regional Center". Staff and Planning Commission recommend Approval.

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 request will not change the base zoning. The applicant proposes to use the inside of one of the suites for Motor Vehicles Sales. The specific use will be limited to the area outlined in the site plan and additional conditions may be added if necessary.

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is appropriate for the subject property's location. The base will not change.

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

6. Size of Tract:

The subject property totals 0.093 acres in size, which reasonably accommodates the uses permitted in “C-3” General Commercial District.

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

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, with site specific recommendations:

1. No automotive maintenance shall be allowed on site such as engine repair, body work, oil changes, tire repairs, or battery replacements
2. No additional storage of automotive fluids, nor vehicle batteries shall be allowed on site, other than fluids contained within vehicles on site
3. No car washing of vehicles shall be allowed on site