



City of San Antonio

Agenda Memorandum

File Number:18-5666

Agenda Item Number: 10.

Agenda Date: 10/16/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018329 S

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 16, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Potranco Acreage Investors, Ltd.

Applicant: KLove Engineering, LLC

Representative: KLove Engineering, LLC

Location: 10131 Potranco Road

Legal Description: Lot 21, Block 45, NCB 19300

Total Acreage: 2.753

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None.

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

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary “R-1” Single-Family Residence District by Ordinance 92902, dated December 31, 200. The property converted from Temporary “R-1” to “R-6” Residential Single-Family District with the adoption of the 1965 Unified Development Code (UDC), established by Ordinance 33412, dated June 28, 1965. The property was rezoned from “R-6” to the current “C-2” Commercial District by Ordinance 96160, dated August 8, 2002.

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: “RM-6”

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Pharmacy

Direction: South

Current Base Zoning: “C-2”, “C-3R”

Current Land Uses: Retail Center, Gas Station

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Vacant Lot

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.

"MLOD-2 MLR-2"

All surrounding properties carry the "MLOD-2 MLR-2" Lackland Military Lighting Overlay Military Lighting Region 1 District, due to their proximity to Lackland Air Force Base. The "MLOD-2 MLR-2" 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.

Transportation

Thoroughfare: Potranco Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Fillmore Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 613 is 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:

The minimum parking required for a Car Wash is 1 parking space per 500 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 designations of “C-2” which permits 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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center, nor is it located within ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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” base zoning district is consistent 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.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The property is located along Potranco Road, a primary arterial.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The request is consistent with the current development along Potranco Road.

5. Public Policy:

The proposed rezoning is consistent with the goals and objectives and future land use of the West/Southwest Sector Plan. The plan calls for a mix of commercial and residential uses. The area includes a variety of commercial and residential base zoning. The proposed rezoning will permit the development of a Car Wash along Potranco Road, a primary arterial.

Relevant Goals and Strategies of the West/Southwest Sector Plan:

Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities

Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities

Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

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 2.753 acres, which could accommodate the proposed Car Wash.

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.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.