



City of San Antonio

Agenda Memorandum

File Number:20-5352

Agenda Item Number: 2.

Agenda Date: 9/15/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT: Zoning Case Z2020-10700128 ERZD

SUMMARY:

Current Zoning: "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Car Wash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: CW Three SA, LLC

Applicant: Shahan Bhaidani

Representative: Shahan Bhaidani

Location: 18535 US Highway 281 North

Legal Description: Lot 7, Block 1, NCB 17225

Total Acreage: 0.775 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, San Antonio Water System, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the city by Ordinance 56134, dated December 22, 1982 and was originally zoned “B-3” Business District. The previous “B-3” district converted to the current “C-3” General District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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: “C-3” and “C-3S”

Current Land Uses: Sherwin Williams, hotel, commercial companies

Direction: East

Current Base Zoning: “UZROW”

Current Land Uses: Highway 281 North

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Restaurants

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Walmart, restaurants, credit union

Overlay and Special District Information:

"MLOD-1"

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.

"ERZD"

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: Highway 281 North

Existing Character: Secondary Arterial A

Proposed Changes: None

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

Routes Served: 2, 6, 648, 999

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 requirement for a car wash is 1 parking space per 500 square feet of ground floor area including service bays, wash tunnels, and retail areas.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-3” General Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. “C-3” districts are designed to provide for more intensive commercial uses than those located within the “NC,” “C-1,” “C-2” or “C-3” zoning districts. “C-3” uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. “C-3” districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

Proposed: The proposed “C-3” General Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. “C-3” districts are designed to provide for more intensive commercial uses than those located within the “NC,” “C-1,” “C-2” or “C-3” zoning districts. “C-3” uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. “C-3” districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

The proposed “S” would accommodate a car wash.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center but is not within 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 North Sector Plan and is currently designated as “Regional Center.” The requested “C-3” is consistent with the future land use designation. The proposed “S” would allow for consideration of a carwash.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The properties to the north, south and west are also “C-3” General Commercial.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial is an appropriate zoning for the property and surrounding area. The entire area is "C-3" General Commercial. The proposed "S" Specific Use Authorization allows consideration of a Carwash over the Edwards Recharge Zone.

4. Health, Safety and Welfare:

Staff has not found 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 North Sector Plan:

Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Goal ED-1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410, and Loop 1604 corridors and/or centers.

Goal ED-2.3: Support, stimulate, and foster increased activity of existing businesses within the North Sector.

6. Size of Tract:

The subject property is 0.775 acres, which could reasonably accommodate a carwash.

7. Other Factors:

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

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 84% on the site. Reference SAWS report dated August 11, 2020.

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 Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.