



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6695

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**Agenda Item Number:** 2.

**Agenda Date:** 11/17/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z-2020-10700153 ERZD

**SUMMARY:**

**Current Zoning:** "C-3 ERZD" General Commercial Edwards Recharge Zone District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 17, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Vizza Wash Limited

**Applicant:** Vizza Wash Limited

**Representative:** Patrick Christensen

**Location:** 3607 East Evans Road

**Legal Description:** Lot 33, Block 1, NCB 18218

**Total Acreage:** 1.968

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Encino Ranch Homeowner's Association

**Applicable Agencies:** San Antonio Water Systems

### **Property Details**

**Property History:** The property was annexed by Ordinance 61608 on December 30, 1985 and was originally zoned “B-3” Business District. The previous “B-3” zoning district converted to “C-3” General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 03, 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

**Current Land Uses:** Office, Retail, Storage

**Direction:** East

**Current Base Zoning:** “C-3”

**Current Land Uses:** Storage facility

**Direction:** South

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-Family Subdivision

**Direction:** West

**Current Base Zoning:** “C-2”

**Current Land Uses:** Community Center

### **Overlay and Special District Information:**

"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”.

**Thoroughfare:** E Evans

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Masonwood

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** None

**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 parking minimum for a Car Wash is 1 space per 500 square foot of gross floor area including service bays, wash tunnels and retail areas.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** “C-3” General Commercial districts accommodate 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 within “C-3 ERZD” districts include: auto parts retail, recreational facilities, grocery stores, hotels, nursing facilities, professional offices, and self service storage.

**Proposed:** “C-2” Commercial districts accommodate 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.

The “S” Specific Use Authorization will allow all “C-2” uses in addition to a Carwash within the ERZD, pursuant to a site plan.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is located within a regional center and 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 “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 did not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “C-2” Commercial District is a downzoning and remains consistent and compatible with existing and surrounding zoning and uses.

The base district will remain “C-2” Commercial District. The “S” Specific Use Authorization allows consideration of a Car Wash within the Edwards Recharge Zone District (ERZD).

**3. Suitability as Presently Zoned:**

The current "C-3" General Commercial District is not an appropriate for the property and surrounding area. The requested “C-2 S” base-zoning district with Specific Use Authorization for Car Wash is a more appropriate zoning for the property in proximity to neighborhoods, while allowing utilization of a corner lot.

#### **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:

##### **Plan Goals:**

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

ED-1.1 Locate higher density residential and compatible employment uses at key nodes

#### **6. Size of Tract:**

The subject property is 1.968 acres, which could reasonably accommodate commercial uses and a Car Wash.

#### **7. Other Factors:**

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 65% on the site. Reference SAWS report dated October 12, 2020.

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.