



City of San Antonio

Agenda Memorandum

File Number:21-4550

Agenda Item Number: 3.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2021-10700024 S ERZD

SUMMARY:

Current Zoning: "O-2 MLOD-1 MLR-2 AHOD ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2021

Case Manager: Michael Pepe, Planner

Property Owner: The Rogers Shavano Ranch, LTD

Applicant: The Rogers Shavano Ranch, LTD

Representative: Brown and Ortiz, PC

Location: Generally located in the 4000 block of DeZavala Road

Legal Description: 1.000 acres out of NCB 17627

Total Acreage: 1.000

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: The Woods of Shavano Community Association

Applicable Agencies: San Antonio Water Systems, Camp Bullis

Property Details

Property History: The property was annexed by Ordinance 66021 on December 30, 1987 and was originally zoned "Temporary R-1" Residence District. The northern portion of the property was rezoned by Ordinance 67062 to "B-3" Business District. The previous "R-1" and "B-3" zoning district converted to "R-6" Residential Single-Family District and "C-3" General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 03, 2001. The property was rezoned from "R-6" to "R-6 CD" Residential Single-Family District with a Conditional Use for a Private High School by Ordinance 98081, dated August 28, 2003. The property was rezoned from "R-6 CD" to "O-2" High Rise Office District by Ordinance 200902050095 dated February 5, 2009.

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: "R-6"

Current Land Uses: Church

Direction: East

Current Base Zoning: "O-2", "C-3"

Current Land Uses: Vacant, Supermarket

Direction: South

Current Base Zoning: "O-2", "C-3"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "R-6", "RM-4 PUD"

Current Land Uses: Church, Single Family Subdivision

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".

"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.

"AHOD" The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Thoroughfare: De Zavala
Existing Character: Primary Arterial A
Proposed Changes: None Known

Thoroughfare: Indian Woods
Existing Character: Local
Proposed Changes: None Known

Public Transit: There are VIA bus routes are within walking distance of the subject property.
Routes Served: 97

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

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: “O-2” districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

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, 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 "S" Specific Use Authorization allows consideration of a Car Wash within the ERZD, with restrictions based on the site plan and SAWS recommendations.

3. Suitability as Presently Zoned:

The current "O-2" High Rise Office 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 1.000 acres, which could reasonably accommodate commercial uses and a Car Wash.

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. The Military has indicated that there are no objections to this request.

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.

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, provided that the impervious cover shall not exceed 65% on the site.