



City of San Antonio

Agenda Memorandum

File Number:21-4731

Agenda Item Number: 18.

Agenda Date: 7/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT: Zoning Case Z2021-10700151 S

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 20, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Broadway Bank

Applicant: Killen, Griffin, & Farrimond

Representative: Killen, Griffin, & Farrimond

Location: 7576 Culebra Road

Legal Description: Lot 7, Block 1, NCB 18281

Total Acreage: 2.148 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Pipers Meadow

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 64024, dated December 31, 1986 and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned to "B-3NA" Business District, Nonalcoholic Sales by Ordinance 73903, dated July 11, 1991. The previous "B-3NA" district converted to "C-3NA" General Commercial Nonalcoholic Sales District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned to "C-2" Commercial District by Ordinance 2019-09-19-0781, dated September 19, 2019.

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-2" and "C-3"

Current Land Uses: Pharmacy, restaurant, retail

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Car dealership

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Self-storage facility

Direction: West

Current Base Zoning: "C-3R"

Current Land Uses: Auto body shop

Overlay and Special District Information:

"MLOD-2"

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

"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.

Transportation

Thoroughfare: Culebra Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

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

Routes: 618, 620

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 carwash is 1 space per 500 square feet gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The proposed “C-2” Commercial District accommodates 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.

Proposed: The proposed “C-2” Commercial District accommodates 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 proposed “S” would allow for the use of a carwash.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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 “Mixed Use Center.” The requested “C-2” is consistent with the future land use designation. The proposed “S” Specific Use Authorization would allow for 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 surrounding area is largely commercial, with commercial and industrial uses; the proposed zoning would be in keeping with this use.

3. Suitability as Presently Zoned:

The current and proposed “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “S” Specific Use Authorization would allow for a carwash and will be in keeping with the commercial character of the surrounding area.

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 West/Southwest Sector Plan:

ED 2.4- Consider rezoning corridors and nodes to permit the mix of uses

ED 3.1- Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan

Goal LU 1- Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

6. Size of Tract:

The subject property is 2.148 acres, which could reasonably accommodate two dwelling units.

7. Other Factors:

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.

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

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.

The site plan indicates a reduction in the required bufferyard abutting the adjoining property. Board of Adjustment variances may be required at the time of construction.