



City of San Antonio

Agenda Memorandum

Agenda Date: January 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2021-10700321 S

SUMMARY:

Current Zoning: "C-3 UC-1" General Commercial IH-10/FM 1604 Urban Corridor District and "C-3" General Commercial District

Requested Zoning: "C-3 S UC-1" General Commercial IH-10/FM 1604 Urban Corridor District with a Specific Use Authorization for Auto Paint and Body and "C-3 S" General Commercial District with a Specific Use Authorization for Auto Paint and Body

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 18, 2022

Case Manager: Summer McCann, Planner

Property Owner: Clark Laureate LLC

Applicant: 6S Development LLC

Representative: Patrick Christensen

Location: Generally located on the 10900 Block of Laureate Drive

Legal Description: Lot 45, NCB 14862

Total Acreage: 4.566 Acres

Notices Mailed**Owners of Property within 200 feet:** 11**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** None**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned to "B-3" Business District by Ordinance 55735, dated August 26, 1982. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-3"**Current Land Uses:** Hotel**Direction:** South**Current Base Zoning:** "C-2"**Current Land Uses:** Hotel, Office Building**Direction:** East**Current Base Zoning:** "C-3"**Current Land Uses:** Office Building**Direction:** West**Current Base Zoning:** "MF-33"**Current Land Uses:** Apartments**Overlay District Information:**

The "UC-1" IH-10/FM 1604 Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

Special District Information: None.

Transportation

Thoroughfare: IH 10 W

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: Laureate Drive

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 522, 501

Traffic Impact: Based on PHT a TIA is required. IH 10 is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDOT for review. ROW dedication and improvement may be required along Laureate Dr. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at time of Building permit. TIA review will be revisited at time of building permit and/or plat. (site plan will be required)

TxDOT does not object to proposed zoning change request from C-3 UC-1 to C-3 S UC-1. Access will not be allowed off IH 10 frontage/SL 345

Parking Information: The minimum parking requirement for Auto Paint and Body is 1 per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “C-3” districts are intended to provide for 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: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: “C-3 S” districts are intended to provide for 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: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement

center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

The “S” Specific Use Authorization would allow for Auto Paint and Body.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within Regional Center but is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested “C-3” Commercial base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-3 S” General Commercial District with a Specific Use Authorization for Auto Paint and Body is not appropriate and inconsistent with the development pattern of the area. The neighboring commercially zoned properties are entirely used as business and office Space and the proposed development would be out of character within the established use pattern. Additionally, the proposed use is not appropriate given the abutting residential property.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare. The proposed use could potentially bring adverse effects such as traffic and noise.
5. **Public Policy:** The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

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

Land Use Strategy 1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.

Land Use Strategy 6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

Natural Resources Strategy 3.1: Where feasible, incorporate low impact development (LID) features to reduce the

- 6. Size of Tract:** The 4.566-acre site is of sufficient size to accommodate the proposed commercial development.
- 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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant seeks to get Special Use Authorization to construct an Auto Paint and Body Facility.