



City of San Antonio

Agenda Memorandum

Agenda Date: October 15, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2024-10700226 S

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Ismail Najiyyah Irrevocable Life Insurance Trust

Applicant: Quik Trip

Representative: Quik Trip

Location: Generally located in the 6600 block of Medina Base Road

Legal Description: Lot 47, Block 1, NCB 16001

Total Acreage: 1.682 acres

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Ridgestone Neighborhood Association and Heathers Cove HOA

Applicable Agencies: Lackland Air Force Base, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41420, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the "R-6" Residential Single-Family District. The property was rezoned by Ordinance 96880, dated December 12, 2002, to "R-4" Residential Single-Family District. The property was rezoned by Ordinance 2008-02-21-0152, dated February 21, 2008, to the current "C-2" Commercial District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, R-4

Current Land Uses: Gas Station, Residential Dwellings

Direction: South

Current Base Zoning: R-4, C-2

Current Land Uses: Residential Dwellings, Vacant

Direction: East

Current Base Zoning: R-4, UZROW

Current Land Uses: Residential Dwellings, Medina Base Road

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Interstate 410

Overlay District Information:

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.

The "MLOD-2" Lackland Military Lighting Overlay District 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.

Special District Information:

None

Transportation

Thoroughfare: Medina Base Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Interstate 410

Existing Character: Interstate

Proposed Changes: None Known

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

Routes Served: 616

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a carwash is one (1) per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "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.

Proposed Zoning: "C-2 S" 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 for a carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Port San Antonio Regional Center but is not within ½ a mile of 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 approval criteria below.

1. **Consistency:** The subject property is located within the Port San Antonio Area Regional Center Plan, adopted in 2021, and is currently designated as “Urban Mixed Use” 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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for a Carwash is also appropriate. There are existing commercial properties within proximity to the subject property and it is located between a Type A Secondary Arterial and Interstate, making it appropriate in location. Additionally, it is adequately buffered from the residential properties to the east. The Specific Use Authorization will allow a Carwash to a prescribed site plan, and deviation from the approved document could potentially warrant additional council consideration.
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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

Relevant Goals and Objectives of the Port San Antonio Area Regional Center Plan may include:

- Goal 5: Create public-facing amenities and entertainment to transform the Port San Antonio Area into a destination

- Encourage business establishments that meet the day-to-day service and retail needs of residents, families, and area employees, allowing people to shop or obtain services locally
 - Land Use: Strategy 3.4 (Regulatory and Policy) In areas designated as Urban Mixed-Use, ensure that density and intensity complement neighboring properties and do not have a negative impact on the stability of existing neighborhoods.
6. **Size of Tract:** The subject property is 1.682 acres, which can reasonably 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 is rezoning to develop a carwash.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

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