



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2025-10700011 S ERZD

SUMMARY:

Current Zoning: "PUD C-3 MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District, "PUD C-3R MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District, and "PUD C-2 MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "PUD C-2NA S MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Carwash within the ERZD

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: 17539 Blanco, LLC

Applicant: 17539 Blanco, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 17539 Blanco Road

Legal Description: Lot 2, Block 2, NCB 18393

Total Acreage: 0.999

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Office of Historic Preservation, Camp Bullis, Planning Department, SAWS, and TxDOT

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 64019, dated December 29, 1986, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 80596, dated August 11, 1994, to "B-1" Business District. The property was then rezoned by Ordinance 84510, dated August 8, 1996, to "P-1(B-3)" Planned Unit Development Business District, "P-1(B-3R)" Planned Unit Development Restrictive Business District, and "P-1(B-2)" Planned Unit Development Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned "P-1(B-3)" Planned Unit Development Business District, "P-1(B-3R)" Planned Unit Development Restrictive Business District, and "P-1(B-2)" Planned Unit Development Business District converted to the current "PUD C-3" Planned Unit Development General Commercial District, "PUD C-3R" Planned Unit Development General Commercial Restrictive Alcoholic Sales District, and "PUD C-2" Planned Unit Development Commercial District respectively.

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: PUD C-3, PUD C-3R

Current Land Uses: Restaurant, Retail, Construction Trade Contractor, Single-Family Residence

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: PUD R-6

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: PUD C-3R

Current Land Uses: Offices, Retail, Road Construction Company

Overlay District Information:

The "MLOD-1" Camp Bullis 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. 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 "ERZD" Edwards Recharge Zone District 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".

Special District Information:

The Planned Unit Development special district provides flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. A site plan is required for a rezoning to "PUD" that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: Blanco Road

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: West Blanco Road

Existing Character: Local

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 2

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for a car wash is 1 space per 500sf GFA including service bays, wash tunnels and retail areas, and the maximum parking requirement is 1 space per 375sf GFA including service bays, wash tunnels and retail areas.

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: West Blanco Road

Existing Character: Local

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 2

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

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ISSUE:

None

ALTERNATIVES:

Current Zoning: To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. 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. C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited. C-2 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. They 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.

“PUD C-3R” Planned Unit Development General Commercial Restrictive Alcoholic Sales Districts provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. C-3R are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

“PUD C-2” Planned Unit Development Commercial Districts provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. They 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: To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited. C-2NA Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The Specific Use Authorization request is for a carwash within the Edwards Recharge Zone District.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN: Subject property is not located within a Regional Center but is within ½ a mile from the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with Conditions.

If recommended for Approval, staff recommends the following Conditions:

- 1) “C” Class landscape buffer along property lines that abut single-family residential uses

- 2) Hours of Operation are Monday-Saturday: 8a.m. - 6p.m. and Sunday: 9a.m.-5p.m.
- 3) No outdoor, amplified sound or speakers permitted.
- 4) No promotional or temporary signage permitted.

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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as "Business Park" in the future land use component of the plan. The requested "PUD C-2NA" 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 zoned "PUD C-3" Planned Unit Development General Commercial District and "PUD C-3R" Planned Unit Development General Commercial Restrictive Alcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing "PUD C-3" Planned Unit Development General Commercial District, "PUD C-3R" Planned Unit Development General Commercial Restrictive Alcoholic Sales District, and "PUD C-2" Planned Unit Development Commercial District are appropriate zonings for the property and surrounding area. The proposed "PUD C-2NA S" Planned Unit Development Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Carwash within the ERZD is also appropriate. The request is a downzone from the existing "PUD C-3" zoning district that would permit a variety of higher intense uses that would create greater nuisance for surrounding neighbors. There are established high intense commercial and industrial uses along West Blanco Road, so the proposed use is compatible. The property does abut single-family uses to the south, but the site plan shows the main building placed between the residences and vacuums along with a fifteen foot (15') landscaping area along the property line to help buffer sound. To help reduce more sound, staff requests a "C" Class landscape buffer along the property lines that abut single-family residential use, requiring more plantings than the typical "B" Class buffer, no outdoor, amplified sound or speakers allowed, and no temporary signage permitted. Also add hours of business of Monday-Saturday: 8a.m. - 6p.m. and Sunday: 9a.m.-5p.m. to reduce negative impact on residents when they're typically home.
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 objective. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Land Use Plan may include:

- Goal II: Encourage economic growth that enhances airport operations and development
- Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

- 6. Size of Tract:** The 0.999 acre site is of sufficient size to accommodate the proposed commercial development.
- 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 April 15, 2025. 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. 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 car wash. 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 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.

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