



City of San Antonio

Agenda Memorandum

Agenda Date: September 19, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700110 S

SUMMARY:

Current Zoning: "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of 10-feet

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 20, 2024.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Boerne Broad Oak LTD

Applicant: LIQUE Engineers, LLC

Representative: LIQUE Engineers, LLC

Location: Generally located in the 11000 block of South US Highway 181

Legal Description: approximately 1.850 acres out of CB 4007 and a portion of Lot 3, Block 25, NCB 16623

Total Acreage: 1.850 acres

Notices Mailed**Owners of Property within 200 feet: 5****Registered Neighborhood Associations within 200 feet: N/A****Applicable Agencies:** Planning Department, Texas Department of Transportation**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 8, 2014, and zoned “RD” Rural Development District. The property was rezoned by Ordinance 2014-08-07-0557, dated August 7, 2014, to “L” Light Industrial District. The property was rezoned by Ordinance 2021-12-16-1013, dated December 16, 2021, to the existing “PUD MF-18” Planned Unit Development Limited Density Multi-Family District with a Reduced Perimeter Setback of 10-feet.

Code & Permitting Details:

TRE-APP-APP24-38801264 – Tree Affidavit/Permit Application – May, 2024

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:** “UZROW”**Current Land Uses:** Highway**Direction:** South**Current Base Zoning:** “PUD MF-18”**Current Land Uses:** Vacant Land**Direction:** East**Current Base Zoning:** “L”**Current Land Uses:** Gas Station/Convenience Store, Towing Service**Direction:** West**Current Base Zoning:** “C-2,” “L”**Current Land Uses:** Car Dealership, Auto Body Shop**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.

Special District Information:

The "PUD" 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: South US Highway 181

Existing Character: Highway

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

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 Car Wash is 1 space per 500 square foot GFA including service bays, wash tunnels and retail areas, and the maximum parking requirement is 1 space per 375 square foot GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "PUD" Planned Unit Development Districts are 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. "MF-18" Limited Density Multi-Family Districts allow Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

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 would be to allow a Car Wash. This request also removes 1.85 acres out of an existing PUD plan, requiring a major site plan amendment.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Heritage South Sector Plan, adopted September 2010, 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 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. The subject property is in proximity to other “C-2” Commercial District and more intense “L” Light Industrial zoned properties.
3. **Suitability as Presently Zoned:** "PUD MF-18" Planned Unit Development Limited Density Multi-Family District with a Reduced Perimeter Setback of 10-foot District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use for a Car Wash is also appropriate. The proposed zoning is consistent with other “C-2” Commercial and “L” Light Industrial Districts in the surrounding area. The proposed carwash is consistent with existing automotive services including auto body shop, mechanic shops, car dealership and gasoline station. The request to rezone also requires a major site plan of the existing PUD plan, established by Ordinance 2021-12-16-1013.
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/does not appear to conflict with any public policy objectives. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - 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 Strategies of the Heritage South Sector Plan may include:
 - Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
6. **Size of Tract:** The 1.850 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 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.

Since this request will remove a section from an existing PUD plan, established by Ordinance 2021-12-16-1013, the applicant has submitted a revised PUD plan for the major site plan amendment process.

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, the Office of Historic Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.