



City of San Antonio

Agenda Memorandum

Agenda Date: December 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700278 S

SUMMARY:
Current Zoning: x

Requested Zoning: x

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: x
Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed
Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: x

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41429, dated December 25, 1972, and zoned Temporary “R-1” Single-Family Residence District. The southwestern portion of the property was rezoned by Ordinance 49829, dated September 21, 1978, to “B-3R” Restrictive Business District and northeastern to “B-2” Business District. The southwestern portion of the property was rezoned by Ordinance 60408, dated March 14, 1985, from “B-3R” Restrictive Business District to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: “R-6,” “C-2,” “C-3”

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

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:

N/A

Transportation

Thoroughfare: Jones Maltsberger Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Thousand Oaks Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 502

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 car wash is 1 space per 500 sf GFA including service bays, wash tunnels, and retail areas and the maximum parking requirement is 1 space per 375 sf GFA including service bays, wash tunnels, and retail areas.

ISSUE:

x

ALTERNATIVES:

Current Zoning: 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.

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 is to permit a Carwash.

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

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:** x
2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x Relevant Goals and Policies of the North Sector Plan may include:
 - **Land use Strategy LU-1.1:** Locate buffers between high density/intensity land uses that are potentially incompatible.
 - **Land use Strategy LU-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.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **GCF Goal 7:** Development practices that minimize, mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.

6. **Size of Tract:** x
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.