



City of San Antonio

Agenda Memorandum

Agenda Date: March 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2025-10700009 S

SUMMARY:

Current Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses

Requested Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2025.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: QT South, LLC

Applicant: QT South, LLC

Representative: Killen, Griffin & Farrimond, PLLC, and Paul Gorman

Location: 11306 Huebner Road

Legal Description: 4.836 acres out of NCB 15017

Total Acreage: 4.836 acres

Notices Mailed**Owners of Property within 200 feet: 9****Registered Neighborhood Associations within 200 feet:** Riot Commons Community Organization**Applicable Agencies:** Planning Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 41428, 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 "R-1" Residence District converted to "R-6" Residential Single-Family District. The property was rezoned by Ordinance 2022-04-07-0257, dated April 7, 2022, to "MXD" Mixed Use District with a maximum density of sixty-five (65) units per acre. The property was rezoned by Ordinance 2024-03-21-0214, dated March 21, 2024, to the current "C-2 S" Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses.

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," "C-3," "MF-33"**Current Land Uses:** Gas Station, Carwash, Apartments**Direction:** South**Current Base Zoning:** "C-2," "C-2 S"**Current Land Uses:** Vacant Land**Direction:** East**Current Base Zoning:** "MF-33"**Current Land Uses:** Apartments**Direction:** West**Current Base Zoning:** "C-2," "C-2 S"**Current Land Uses:** Apartments, Vacant Land**Overlay District Information:**

N/A

Special District Information:

N/A

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Expo Road

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 96, 503, 603.

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 requirements for a carwash is 1 space per 500 sf GFA including service bays, wash tunnels, and retail areas, and the maximum parking requirements for a carwash is 1 space per 375 sf GFA including service bays, wash tunnels, and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current 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 for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses

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 is to permit a Carwash.

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 within ½ a mile from the Fredericksburg 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 North Sector Plan, adopted in August 2010, and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-2 S” 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, “C-2 S” Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses, “C-3” General Commercial District, and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “C-2 S” Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses 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. The proposed “C-2 S” is appropriately located near a Primary Arterial Road and is abutting existing “C-2” properties to the south. The proposed use is for a carwash, which is consistent with the surrounding land uses, and requirement of a site plan will regulate size and location of buildings and any impervious coverage.
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 North Sector Plan may include:
 - **Goal ED-1:** Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
 - **Strategy LU-3.1:** Set priority for pursuing a compatible and highest and best use for

6. **Size of Tract:** The 4.836-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 carwash.

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