



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:
ZONING CASE Z-2022-10700207 CD

SUMMARY:

Current Zoning: "C-2 NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-1 CD NCD-8 MLOD-2 MLR-2 AHOD" Light Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Chub Cay LLC, ATTN Mark Granados

Applicant: Tommy's Car Wash Express

Representative: Patrick Christensen

Location: generally located in the 100 Block of Saint Cloud

Legal Description: Lot 39, Block 9, NCB 8340

Total Acreage: 1.12

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Woodlawn Lake Neighborhood Association, Donaldson Terrace Neighborhood Association, and Jefferson Neighborhood Association

Applicable Agencies: Planning Department, Lackland Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1940, dated May 30, 1940 and zoned "B" Residence District. The property was rezoned by Ordinance 50795, dated May 24, 1979 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" General Commercial District.

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: RM-4

Current Land Uses: Duplex

Direction: South

Current Base Zoning: C-2

Current Land Uses: Medical Office

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: R-4

Current Land Uses: Public Elementary School

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. The Woodlawn Lake Neighborhood Conservation District (NCD-8) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners,

together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information: N/A

Transportation

Thoroughfare: Saint Cloud

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: West Woodlawn Avenue

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 90, 289, 524

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502** A TIA Report is not required.

Parking Information: The minimum parking for a Car wash is 1 per 500 sq 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-1 CD" Light Commercial districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The "CD" Conditional Use would permit a Carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Near North Regional Center and within ½ a mile from the General McMullen-Babcock Premium Transit Corridor and the Bandera Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Approval with Conditions.

The recommended Conditions are as follows:

- 1) Hours of Operation Monday through Saturday 7:00am to 8:00pm and Sunday 9:00am to 7:00pm
- 2) Downward facing lighting and pointed away from residential zoning and/or uses after 8pm
- 3) Streetscape trees along Woodlawn in the same configuration as Woodlawn Lake Park and bushes to be added to screen business from residential uses.
- 4) Pole sign on St. Cloud limited to 6-feet and monument signage only on Woodlawn.

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 Near Northwest Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-1 CD” 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.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The requested “C-1 CD” Light Commercial District with Conditional Use for a Carwash is also an appropriate zoning for the property and surrounding area. The request reduces allowable higher intensity commercial uses, while allowing consideration of a Carwash. The “CD” Conditional Use also allows consideration of conditions if necessary, such as hours of operation, prohibiting temporary signage, and the addition of landscape/screening buffers.
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 objectives of the Near Northwest Community Plan.

- Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
- Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences, and busy shops, providing neighbors an attractive place to walk for shopping, playing, working, and relaxing both day and night.
- 2.2.1 Encourage business and property owners along Bandera Road, the northern end of Fredericksburg Road (beyond the Deco District), West Avenue, Culebra Road, Hildebrand Avenue, Zarzamora, Cincinnati, Babcock, Saint Cloud and in the Jefferson Village area to organize and form new merchants associations for the purpose of supporting and initiating improvement efforts.
- Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
- 2.2.2 Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement.

6. Size of Tract: The 1.12 acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors: 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.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a Car Wash.

The “C-1” Light Commercial District limits building size to 5,000 square feet.