



City of San Antonio

Agenda Memorandum

Agenda Date: June 20, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700114 S

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 20, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Texespress Car Bath 4 Inc

Applicant: Bexar Engineers and Associates

Representative: Bexar Engineers and Associates

Location: 1222 and 1226 East Chavaneaux Road and generally located in the 1200 block of Santa Rita Street

Legal Description: The south 100 feet of Lots 4, 5 and 6 and Lots 2,3,7, and 8, Block 1, NCB 11042

Total Acreage: 1.33

Notices Mailed**Owners of Property within 200 feet:** 42**Registered Neighborhood Associations within 200 feet:** Villa Coronado**Applicable Agencies:** Aviation, Planning Department, and Texas Department of Transportation**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "R-1" Single-Family Residential District. A portion of the property was rezoned by Ordinance 62153, dated January 9, 1986 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residential District and "B-3" Business District converted to the current "R-6" Residential Single-Family District and "C-3" 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:** "UD S"**Current Land Uses:** Hotel**Direction:** East**Current Base Zoning:** "C-3 NA"**Current Land Uses:** Restaurant**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwelling**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:

None.

Transportation**Thoroughfare:** East Chavaneux Road**Existing Character:** None

Proposed Changes: None Known

Thoroughfare: Roosevelt Avenue

Existing Character: Super Arterial B

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District allows single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

“C-3” General Commercial 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.

Proposed Zoning: “C-2NA” Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The “S” Specific Use Authorization will allow a Carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from the 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 Heritage South Sector Plan and is currently designated as “Mixed Use Center” 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 surrounding area is zoned “C-3 NA” General Commercial Nonalcoholic Sales District and “R-6” Residential Single-Family District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District and “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 NA S” Commercial Nonalcoholic District with Specific Use Authorization for a Car Wash is also an appropriate zoning for the property and surrounding area. The requested zoning consolidates the zoning of the property to “C-2 NA” Commercial Nonalcoholic Sales District and the “S” Specific Use Authorization allows consideration of a Carwash with any conditions if needed.
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 Comprehensive Plan and Heritage South Sector Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

Relevant Goals of the Heritage South Sector Plan may include:

- LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.

6. **Size of Tract:** The 1.33-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses without alcohol sales.

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.