



City of San Antonio

Agenda Memorandum

Agenda Date: October 3, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2023-10700234 S

SUMMARY:

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

Requested Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Carwash for a Major Site Plan Amendment for an increase in building footprint

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Lari, Inc

Applicant: KLove Engineering

Representative: Shahan Bhaidani

Location: Generally located in the 12200 block of Culebra Road

Legal Description: 3.758 acres out of NCB 18296

Total Acreage: 3.758 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 64026, dated December 30, 1986, and originally 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 Temporary “R-1” Single-Family Residence District converted to “R-6” Residential Single-Family District. The property was rezoned by Ordinance 101010, dated June 9, 2005, to “C-2 CD” Commercial District with a Conditional Use for a Home Improvement Center. The property was rezoned by Ordinance 2022-08-04-0566, dated August 4, 2022 to the current “C-2 S” Commercial District with a Specific Use Authorization for a Carwash.

Code & Permitting Details:

Address Verification (ADDR-AVAA-22-10101518)- September 2022

Traffic Impact Analysis (LAND-TIA-22-12800218)- August 2023

There is no code enforcement for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33” “OCL”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "OCL"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: “C-2” “MF-33”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-2 CD" for a Home Improvement Center

Current Land Uses: Vacant

Overlay District Information:

No overlay information

Special District Information:

No special district information.

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: None.

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 carwash facility is 1 per 500 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 current "S" Specific Use Authorization permits a carwash on the property.

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 proposed "S" Specific Use Authorization would permit a carwash on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not in proximity to a 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 West/ Southwest Sector Plan, amended in April 2011, and is currently designated as “General Urban Tier” 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 subject property is along a major arterial, which serves as a buffer between the proposed development and the existing single-family development that is outside city limits.
3. **Suitability as Presently Zoned:** The current “C-2 S” Commercial District with a Specific Use Authorization for a Carwash is an appropriate zoning for the property and surrounding area. The applicant is seeking the same use to be developed on the property, but a Major Site Plan Amendment is required for an increase in the size of the proposed building from 4,333 square feet to 6,762 square feet.
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 West/Southwest Sector Plan:
 - GOAL ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
 - ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.
 - GOAL LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
 - LU-1.1 Limit encroachment of commercial uses into established low-density residential areas
6. **Size of Tract:** The subject property is 3.758 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash. The rezoning is required because the applicant wishes to develop the carwash with a building footprint that exceeds the previously approved site plan.

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.