



City of San Antonio

Agenda Memorandum

Agenda Date: October 19, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2021-10700250 S

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard District

Requested Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 19, 2021

Case Manager: : Richard Bautista-Vazquez, Planner

Property Owner: Cesar Marquez

Applicant: Cesar Marquez

Representative: Cesar Marquez

Location: 3034 West Salinas Street

Legal Description: Lot 1, Lot 2, Lot 12 and Lot 13, Block 11, NCB 2250

Total Acreage: 0.2827

Notices Mailed

Owners of Property within 200 feet: 52

Registered Neighborhood Associations within 200 feet: Prospect Hill HOA

Applicable Agencies: None

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "GG" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "GG" Local Retail District converted to the current "C-2" 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: "C-2"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "C-2", "MF-33"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "C-2", "MF-33"

Current Land Uses: Single-Family Residential

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.

Special District Information:

None,

Transportation

Thoroughfare: West Salinas Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is one bus route that is withing walking distance.

Route Served: 103

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements

Parking Information: The minimum parking requirements for a carwash is 1 per 500 sF 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.

“MF-33” Multi-Family district accommodate any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

Proposed 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.

The ”S” Specific Use Authorization would allow for a Carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property not located within a Regional Center or Premium Transit Corridor.

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:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. The area is primarily developed as single-family residential.
- 3. Suitability as Presently Zoned:** The existing "C-2" Commercial District and "MF-33" Multi-Family District are not appropriate zoning for the property and surrounding area. The area could benefit from a large area rezoning, although the properties are zoned "MF-33" and "C-2" the lots are developed as single-family residences.
- 4. Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare. The proposed use could bring more traffic and noise into a residential neighborhood.
- 5. Public Policy:** The request does appear to conflict with any public policy objective.
- 6. Size of Tract:** The 0.2827-acre site is of sufficient size to accommodate commercial use and the proposed car wash 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 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.