



City of San Antonio

Agenda Memorandum

Agenda Date: June 21, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2022-10700132 S

SUMMARY:

Current Zoning: "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Elephant Heart Development Corporation

Applicant: Shahan Bhaidani

Representative: Shahan Bhaidani

Location: Generally located in the 12200 Block of Culebra Road

Legal Description: Lot P-59 J, NCB 18296

Total Acreage: 3.759 Acres

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: The Texas Department of Transportation

Property Details

Property History:

The subject property is currently zoned “C-2 CD” Commercial District with a Conditional Use for a Home Improvement Center. 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 the current “C-2 CD” Commercial District with a Conditional Use for a Home Improvement Center.

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"

Current Land Uses: Vacant

Overlay District Information: None.

Special District Information: None.

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: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

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 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” 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 “CD” Conditional Use would permit a Home Improvement Center 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 “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 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 currently outside city limits. The property is abutting undeveloped “MF-33” Multi-Family District and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The current "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center 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 Culebra Road Corridor is established as “C-2” Commercial zoning and uses.
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
 - o 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
 - o LU-1.1 Limit encroachment of commercial uses into established low-density residential areas
6. **Size of Tract:** The subject property is 3.759 Acres, which can reasonably accommodate the proposed commercial development and a proposed carwash.
7. **Other Factors:** The applicant intends to rezone to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash.

If rezoning is approved, TxDOT would need to coordinate with developer for access onto Culebra.

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.