



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** February 20, 2024

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2023-10700328 S

**SUMMARY:**  
**Current Zoning:** .

**Requested Zoning:**  
**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** .  
**Case Manager:** .

**Property Owner:** .

**Applicant:** .

**Representative:** .

**Location:** .

**Legal Description:** .

**Total Acreage:** .

**Notices Mailed**

**Owners of Property within 200 feet:** .

**Registered Neighborhood Associations within 200 feet:** .

**Applicable Agencies:** .

**Property Details**

**Property History:** .

**Code & Permitting Details:**

Property Maintenance Investigation (INV-BDS-22-2670025922)- August 2022

MEP Trade Permit (MEP-MEC-PMT22-33924763)- August 2022

Overgrown Yard Investigation (INV-OYT-21-2550032972)- July 2021

**Topography:** .

**Adjacent Base Zoning and Land Uses**

**Direction:** .

**Current Base Zoning:** .

**Current Land Uses:** Church

**Direction:** .

**Current Base Zoning:** .

**Current Land Uses:** .

**Direction:** .

**Current Base Zoning:** .

**Current Land Uses:** .

**Direction:** .

**Current Base Zoning:** .

**Current Land Uses:** .

**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:**

.

**Transportation**

**Thoroughfare:** Walzem Road

**Existing Character:** Principal Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Midcrown

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 632

**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 is one (1) per 500 sf GFA including service bays, wash tunnels and retail areas.

**ISSUE:**

.

**ALTERNATIVES:**

**Current Zoning:** C-2 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-2P districts are identical to C-2 districts except that there is a 35 foot maximum front setback, rear parking requirements, and additional window requirements.

The "S" Specific Use Authorization will allow for a carwash.

**FISCAL IMPACT:**

.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** .

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** .

2. **Adverse Impacts on Neighboring Lands:** .

3. **Suitability as Presently Zoned:** .

4. **Health, Safety and Welfare:** .

5. **Public Policy:** GOAL: Encourage development that supports and is compatible with the Camelot I Neighborhood Plan.

Objective 1: Ensure that the overall development of Camelot I is consistent with plan goals and area needs.

Objective 2: Partner with the City of Windcrest to encourage transparency, open dialogue, and a working and cordial relationship regarding development near the Camelot I planning area.

6. **Size of Tract:** The subject property is 1.514 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** 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.

The applicant has submitted a site plan in accordance with the requirements of the code

No access would be allowed onto Walzem Road, FM 1976, due to spacing with the neighboring intersection and streets. Also in previous coordination, TxDOT would not allow an access onto FM 1976.