



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 20, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

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

**SUMMARY:**  
**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District  
with a Specific Use Authorization for a Carwash

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** February 20, 2024

**Case Manager:** Vincent Trevino, Senior Planner

**Property Owner:** SA Chandler Properties, LP

**Applicant:** Lonestar Builders

**Representative:** Lonestar Builders

**Location:** 5506 Walzem Road.

**Legal Description:** Lot 27 and Lot 90, Block 16, NCB 15786

**Total Acreage:** 1.514

**Notices Mailed****Owners of Property within 200 feet:** 11**Registered Neighborhood Associations within 200 feet:** Camelot Neighborhood Association**Applicable Agencies:** Texas Department of Transportation, Planning**Property Details**

**Property History:** The property was annexed into the City of San Antonio by 41431, dated December 25, 1972 and zoned "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

**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:** 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:** "OCL" Outside City Limits**Current Land Uses:** Church**Direction:** South**Current Base Zoning:** "C-2" Commercial District**Current Land Uses:** Bank**Direction:** East**Current Base Zoning:** "C-3" General Commercial District**Current Land Uses:** Restaurant, Laundry Mat, Tax Office**Direction:** West**Current Base Zoning:** "C-2" Commercial District**Current Land Uses:** Shopping Strip Mall**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:**

No 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:**

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.

**Proposed Zoning:** “C-2P” Commercial Pedestrian 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:**

None.

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

Subject property is not located 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 Camelot 1 Neighborhood Community Perimeter Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “C-2P” 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.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2P S” Commercial Pedestrian District with a Specific Use Authorization for a Carwash is also appropriate. The Specific Use Authorization will allow a Carwash to a prescribed site plan. Any major changes to the site plan would require further zoning consideration. The subject property is surrounded by commercial districts and fronts a Secondary Arterial making it appropriate in size and placement for commercial development consistent with the area.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or 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.

