



City of San Antonio

Agenda Memorandum

Agenda Date: August 18, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2022-10700168 S

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Eric Carl Wolfshohl

Applicant: Vizza Wash Limited Partnership

Representative: Patrick Christensen

Location: 7827 Marbach Road

Legal Description: Lot P-26C, Block 45, NCB 15363

Total Acreage: 3.478 acres

Notices Mailed**Owners of Property within 200 feet:** 43**Registered Neighborhood Associations within 200 feet:** Meadow Village Neighborhood Association and Lackland Terrace Neighborhood Association**Applicable Agencies:** Lackland Airfield Base, Planning Department**Property Details****Property History:**

The subject property is currently zoned "R-6" Residential Single-Family District. The property was annexed into the City of San Antonio by Ordinance 41422 dated December 25, 1972, and originally zoned Temporary "R-1" Single-Family Residence District. With adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

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:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** "R-6" "RE"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "C-2NA"**Current Land Uses:** Dollar General**Direction:** West**Current Base Zoning:** "C-2"**Current Land Uses:** Restaurant, Vacant**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: Marbach Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

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

Routes Served: 612, 613, 615, 617

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 space per 500 square feet of gross floor area including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

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 permit a carwash facility on the subject property

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 proposed use is consistent with the established development pattern of the surrounding area. The property sits between two commercial properties zoned “C-2” Commercial District, and “C-2NA” Commercial Nonalcoholic Sales District. While the subject property is abutting single-family residential uses there is a strip of vacant property to the rear of the site that can act as a buffer between properties and uses.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is more appropriate and is consistent with the other surrounding “C-2” Commercial properties. The size of the lot and location of the property is suitable along Marbach Road, a secondary arterial street.
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 or the SA Tomorrow Plan:

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Policy #14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Goals and Strategies of the West/Southwest Sector Plan may include:

ED Strategy 3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

ED Strategy 4.1: Encourage high quality site and building design and best management practices for new and existing developments

LU Goal 1: Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.

6. **Size of Tract:** The subject property is 3.478 acres, which can reasonably accommodate a multi-family residential development.
7. **Other Factors:** The applicant intends to rezone to “C-2 S” Commercial District with a Specific Use Authorization for a Car Wash. The property is currently occupied by a single-family home that would be demolished should the property be successfully rezoned.

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 subject property is located within the Lackland Airfield Base 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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.