



City of San Antonio

Agenda Memorandum

Agenda Date: May 16, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2023-10700093 S

SUMMARY:

Current Zoning: "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Ihome Properties, LLC ; Santax Properties, LLC ; DC Civil Construction LLC; SWRI #3, LLC

Applicant: Daniel Campo

Representative: Daniel Campo

Location: 7311 Barlite Boulevard

Legal Description: Lot 6, Block 2, NCB 17431

Total Acreage: 0.4707 Acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland Army Base, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 24, 1952 by Ordinance 18115, and was originally zoned "MM" Second Manufacturing District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001 the property zoned "MM" Second Manufacturing District converted to the current "I-2" Heavy Industrial 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: "C-2"

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Doctors office, Pharmacy

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Gas Station, shopping center

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Shopping center

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:

No special district information.

Transportation

Thoroughfare: Barlite Boulevard

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: 51, 251, 102, 524

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-2" General Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

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.

If approved, the "S" Specific Use 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 but is within a ½ mile of the General McMullen-Babcock 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 “Mixed Use Center” 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 is situated on a commercial island with land uses of similar intensity in proximity.
3. **Suitability as Presently Zoned:** The current “I-2” General Industrial District is not the most appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for a Carwash is more appropriate. The “I-2” base zoning district is reserved for the most intense land uses and not appropriate in proximity to densely populated or inner-city areas. The proposed “C-2 S” Commercial District with Specific Use Authorization for a Carwash constitutes a downzoning and is consistent with the “C-2” Commercial zoning to the north of the subject site. The proposed commercial carwash will complement the existing commercial development pattern, while holding the development to a prescribed site plan.
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-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
 - o D-1.2 Provide opportunities for live/work locations
 - o ED-1.3 Stimulate and support increased activity of existing businesses
 - 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 0.4707 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant is rezoning to “C-2 S” for consistency with the existing carwash.

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.