



City of San Antonio

Agenda Memorandum

Agenda Date: June 20, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700110 S

SUMMARY:
Current Zoning: "C-2 NA" Commercial Nonalcoholic Sales District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 20, 2023. This item was continued from the June 6, 2023 Meeting.

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: Ninza Sanchez

Applicant: KLove Engineering

Representative: KLove Engineering

Location: 3000 Block of Southeast Military Drive

Legal Description: 2.488 acres out of NCB 10879

Total Acreage: 2.488

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Monte Viejo Community Neighborhood Association and Highland Hills Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned “B” Residence District. The property was rezoned by Ordinance 95034, dated December 13, 2001 to “C-2 NA” Commercial Nonalcoholic Sales District.

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: “C-2”

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: School

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: “C-3”, “C-2” and “R-4”

Current Land Uses: Restaurant and Residential Dwelling

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Fairlawn

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Southeast Military Drive

Existing Character: Primary Arterial A

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the property.

Routes Serves: 32, 552

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for a carwash is 1 space 500 sf GFA including service bays, wash tunnels and retail areas. The maximum parking requirement for a carwash is 1 space per 375 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

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 proposed "S" Specific Use Authorization would allow a Carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located with the Brooks Area Regional Center and within ½ a mile from the Looper 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 Brooks Area Regional Center Plan and is currently designated as "Urban Mixed Use" in the future land use component of the plan. The requested "C-2" 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. There is “C-2” Commercial zoning to the west and north of the subject site.
3. **Suitability as Presently Zoned:** The existing "C-2 NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed "C-2 S" Commercial District with a Specific Use for a Carwash is also an appropriate zoning. The proposed change of zoning maintains the base “C-2” Commercial District and The “S” Specific Use Authorization allows consideration of a carwash. The proposed rezoning also holds the applicant to a prescribed site plan. The property is currently undeveloped. There are some restaurants and other commercial uses, as well as residential 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 objective of the Brooks Area Regional Center Plan. Objectives may include:
 - Incentivize high-paying, socially, environmentally, and fiscally responsible employers who reinvest in the Brooks Area community and its spirit of innovation.
 - Retain and invest in innovation and creativity to dissuade migration of talent, youth, and economic resources to other geographies.
6. **Size of Tract:** The 2.488 acre site is of sufficient size to 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.