



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Zoning Case Z-2021-10700293 S

SUMMARY:

Current Zoning: "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021

Case Manager: Despina Matzakos, Planner

Property Owner: SUSHI AND MORE INC.

Applicant: Vaquero Ventures

Representative: Killen, Griffin & Farrimond, PLLC

Location: 9030 Wurzbach Road

Legal Description: Lot 3 and Lot P-117, Block 1, NCB 14281

Total Acreage: 1.5921 acres

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Laurel Hills Community Association
Applicable Agencies: NA

Property Details

Property History: The subject property annexed into the City of San Antonio by Ordinance 41427, dated December 25, 1972, and originally zoned Temporary “R-1” Single-Family District. The property rezoned from Temporary “R-1” Single-Family District to “O-1” Office District under Ordinance 41873, dated February 22, 1973. The property rezoned from “O-1” Office District to “B-2 Business District under Ordinance 82909, dated September 28, 1995. Upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the district converted from “B-2” Business District to the current “C-2” Commercial District.

Topography: The subject property is located within the Upper SAR Watershed and Artesian Zone Aquifer.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, R-6, RM-4, O-2, C-2NA, UZROW

Current Land Uses: Apartment Complex, Residential, Law Office, Personal Training, Fast Food

Direction: South

Current Base Zoning: RM-4 PUD, O-2, C-2NA

Current Land Uses: Apartment Complex, Law Office, Ticket Retail, Grocery Store

Direction: East

Current Base Zoning: O-2, C-2NA S, MF-33

Current Land Uses: Apartment Complex, Office Space

Direction: West

Current Base Zoning: MF-33, O-2, C-2NA, C-3, C-3NA, UZROW

Current Land Uses: Apartment Complex, Office Space, 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.

Special District Information:

None.

Transportation

Thoroughfare: Wurzbach Road

Existing Character: Secondary Arterial Type A

Proposed Changes: Wurzbach (Northwest Military Highway to Fredericksburg Road) is under design as authorized by the 2017 General Obligation Bond.

Thoroughfare: Parkdale Drive

Existing Character: Local

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Routes Served: 534

Traffic Impact: Wurzbach is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement -24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on arterials along with sidewalks.

Parking Information: The minimum parking requirement for a Carwash is 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-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 within proximity to a premium and express transit corridor and is within proximity to a regional center.

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 Medical Center Area Regional Center Plan and is currently designated as Urban Mixed Use in the future land 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. Surrounding properties are primarily “O-2” High-rise Office, “C-2NA” Commercial Nonalcoholic Sales, “C-3NA” General Commercial Nonalcoholic Sales, “RM-4” Residential Mixed Use, and “MF-33” Multi-Family Districts. This zoning request is consistent with the mixed land uses along the thoroughfare.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and the surrounding area. The proposed “C-2 S” Commercial District is also an appropriate zoning for the property and the surrounding area given the pattern of development along Wurzbach Road. The proposed rezoning maintains the base “C-2” Commercial District and the “S” Specific Use Authorization allows consideration of a Carwash with any needed conditions such as: hours of operation, landscape buffering, fencing and/or temporary sign limitations.
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 Medical Center Area Regional Center Plan.

Relevant Goals and Policies may include:

- Land Use Recommendation #3: Ensure properties in Medium and High-Density Residential areas to ensure that this regional center is able to absorb projected future population growth.
- Land Use Recommendation #4: Promote and preserve higher intensity commercial uses, such as office buildings, hotels, and larger retail centers along the I-10 frontage.

Relevant goals/policies of the Comprehensive Plan may include:

- GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
- GCF Goal 2: Priority growth areas attract jobs and residents.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

6. **Size of Tract:** The 1.5921-acre site is of sufficient size to accommodate the proposed commercial uses and proposed carwash.

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 seeks to get Special Use Authorization to construct a Groove Car Wash Facility.