



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 18, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
ZONING CASE Z-2021-10700292 S ERZD

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Laundry And Dry Cleaning - Self Service Facility and "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Print Shop

**Requested Zoning:** "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for Laundry and Dry Cleaning -Self Service

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 18, 2022

**Case Manager:** Roland Arsate, Planner

**Property Owner:** Rampart Texas LLC & Haynes Texas LLC & MK Texas Properties LLC & Sylvan Texas LLC

**Applicant:** Carla Villarreal

**Representative:** Lori Rose-Alvarez

**Location:** 2235 Thousand Oaks Drive

**Legal Description:** Lot 50, Block 8, NCB 16129

**Total Acreage:** 4.763

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** North Central Thousand Oaks/  
Whisper Hollow Home Owners Association

**Applicable Agencies:** Camp Bullis Military Base, Texas Department of Transportation

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 41014, dated September 10, 1972, and zoned "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001 the property zoned "B-3" Business District converted to "C-3" General Commercial District.

**Topography:** The subject property is located with the Salado Creek Watershed

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3", "C-2"

**Current Land Uses:** YMCA

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Convenience Store

**Direction:** South

**Current Base Zoning:** "C-3"

**Current Land Uses:** Gas Station

**Direction:** West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Convenience Store

**Overlay District Information:**

The "MLOD-1" Camp Bullis 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:** Thousand Oaks Drive

**Existing Character:** Minor/Secondary Arterial A  
**Proposed Changes:** None Known

**Thoroughfare:** Henderson Pass Drive  
**Existing Character:** Collector  
**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
**Routes Served:** 648, 502

**Traffic Impact:** TIA review will be revisited at time of Building permit. Detailed site plan will be required.

**Parking Information:** 1 per 300 sf.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current Zoning:** “C-3” General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

There is also “C-3 S” General Commercial with Specific Use Authorization on the existing site for Laundry and Dry Cleaning- Self -Service and a Print Shop.

**Proposed Zoning:** “C-3 S” General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

The “S” will allow for a Laundry and Dry Cleaning- Self -Service.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center, or a 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 North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-3” 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. Adjacent properties are zoned “C-3-S” General Commercial with Specific Use for a Print Shop and “C-3 S” General Commercial with Specific Use for a Quick-Lube and Inspection Station. Properties across the street are zoned “C-3” General Commercial.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial base zoning district is appropriate for the subject property and surrounding area. The proposed “C-3 S” maintains the base “C-3” district and the Specific Use Authorizations allows for the consideration of a Laundry and Dry Cleaning-Self Service with a 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 proposed change of zoning does not appear to conflict with the following goals and strategies of the North Sector Plan:

Economic Development Goals and Strategies

Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

- ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and centers.
- ED-1.4 Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand and improve the North Sector economic base.

Goal ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.

- ED-2.3 Support, Stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development

6. **Size of Tract:** The 4.763 acre site is of sufficient size to accommodate commercial uses and the proposed Laundry and Dry Cleaning – Self Service.
7. **Other Factors:** The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

Shopping Center Parkwood Place was built in 1983 predating the Water Quality Ordinance adapted on Dec. 1995, It would be considered a Category 1. The impervious cover (IC) is at 100% due to the existing shopping center.

The applicant is proposing a Laundry and Dry Cleaning – Self Service.