



City of San Antonio

Agenda Memorandum

Agenda Date: May 19, 2022

In Control: City Council Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2022-10700055 S

SUMMARY:

Current Zoning: "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Rebecca Rodriguez, Senior Planner

Property Owner: Regions Bank

Applicant: Vaquero Ventures Management, LLC

Representative: Patrick Christensen

Location: 8308 Fredericksburg Road

Legal Description: South 310.25 feet of the northwest 572.05 feet of Lot 25, Block, NCB 13662

Total Acreage: 3.693

Notices Mailed

Owners of Property within 200 feet: 86

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 31907, dated November 21, 1963, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 41931, dated March 8, 1973, to "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 the current "C-3" General Commercial District. The property was rezoned by Ordinance 2017-02-09-0089, dated February 9, 2017, to the current "MF-65 CD" Multi-Family District with a Conditional Use for a Food Service Establishment.

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: Mortuary

Direction: South

Current Base Zoning: C-2

Current Land Uses: Food Service Establishment

Direction: East

Current Base Zoning: C-3

Current Land Uses: Office

Direction: West

Current Base Zoning: C-2

Current Land Uses: Medical Clinics

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: Fredericksburg Road

Existing Character: Secondary Arterial A
Proposed Changes: None

Thoroughfare: Wurzbach Road
Existing Character: Secondary Arterial A
Proposed Changes: None

Public Transit: There are VIA bus routes are within walking distance of the subject property.
Routes Served: 501

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

Parking Information: The minimum parking requirement for a food service establishment is one (1) per 100 sf GFA. The minimum parking requirement for a carwash is one (1) per 500 sf GFA including service bays, wash tunnels and retail areas. The minimum parking requirement for a medical clinic is one (1) per 400 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “MF-65” Multi-Family Districts allow multi-family up to a density of 65 units per acre.

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 will allow for a carwash.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Medical Center Regional Center and within the 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 Medical Center 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.
3. **Suitability as Presently Zoned:** The existing “MF-65 CD” Multi-Family District with a Conditional Use for a Food Service Establishment is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for a Car Wash is also appropriate. The subject property is surrounded by commercial districts therefore the proposed development is compatible with abutting uses. Additionally, commercial uses are encouraged along the premium transit corridor.
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. The proposed zoning change will meet the following goals and principles of the Medical Center Area Regional Center Plan:

GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city’s priority growth areas.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

Economic Development Recommendation #2: Create a wider variety of uses, amenities, and attractions in the Medical Center Area to support and attract a greater diversity of residents, employees, and visitors.

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.

6. **Size of Tract:** The 3.693 acre site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors:** 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.

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 car wash.