



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-5580

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**Agenda Item Number:** Z-10.

**Agenda Date:** 12/1/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z2016252 S

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**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:** October 18, 2016

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** SW Diagnostic Building, Inc

**Applicant:** BlueWave Express Carwash

**Representative:** Brown & Ortiz, PC

**Location:** 2558 Southwest Military Drive

**Legal Description:** Lot 4, Block 2, NCB 17550

**Total Acreage:** 0.950

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** Kelly/South San Pueblo Neighborhood Association

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952. The property was previously zoned "I-2" Heavy Industrial District, and later changed as the result of a 2016 case (2016-05-19-0378) zoning the property "C-2" Commercial District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** None

**Current Land Uses:** SW Military Dr

**Direction:** West

**Current Base Zoning:** C-2 S

**Current Land Uses:** Office Building

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant Lot

**Direction:** East

**Current Base Zoning:** None

**Current Land Uses:** Railroad Track

## **Overlay and Special District Information:**

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## **Transportation**

**Thoroughfare:** SW Military Drive

**Existing Character:** Primary Arterial

**Proposed Changes:** None known

**Public Transit:** VIA bus route #551 directly in front of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The proposed zoning change will not change the parking requirement of the current uses.

## **ISSUE:**

None.

## **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "C-2" Commercial District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Kelly/South San Pueblo Community Plan, and is currently designated as General Urban Tier 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Southwest Military Drive is a high capacity urban road, lined with Commercial uses; this request is suitable for the current pattern of development.

**3. Suitability as Presently Zoned:**

The current “C-2” base zoning district is appropriate for the subject property’s location; the request does not change the base zoning district but adds a Specific Use Authorization for a Car Wash.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.950 acres in size, which will accommodate the uses permitted in “C-2” Commercial District.

**7. Other Factors:**

None.