



City of San Antonio

Legislation Details (With Text)

File #: 16-4620
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/6/2016
Title: ZONING CASE # Z2016223 S (Council District 7): A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Multi-Family Dwelling of 25 units per acre to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 35, Block 2, NCB 8416, located in the 2600 Block of Fredericksburg Road. Staff recommends Approval with Conditions.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-223, 2. Z2016223 S_SP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2016223 S

SUMMARY:
Current Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Multi-Family Dwelling of 25 units per acre

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 06, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Texas Jefferson Retail, LP

Applicant: GFR Development Services, LLC

Representative: Adam Schiller/Mark D. Granados

Location: 2600 Block of Fredericksburg Road

Legal Description: Lot 35, Block 2, NCB 8416

Total Acreage: 0.803

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Monticello Park Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1940 and was zoned "F" Local Retail District. In 1986 the subject property rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. In 2003 the subject property was rezoned to "R-6 CD" with a Conditional Use to allow Multi-Family dwellings of 25 units per acre. Majority of the property is vacant and undeveloped and another part of the subject property is currently developed with a parking lot. The subject property was platted in its current configuration in 2004 as described by deed and plat records (volume 9559, pages 218 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 CD, C-2, C-2

Current Land Uses: Apartments, Restaurant, Office

Direction: East

Current Base Zoning: C-2

Current Land Uses: Ballroom, Restaurant

Direction: South

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

Current Land Uses: Vacant, Pavillion, Parking Lot

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: Fredericksburg Road

Existing Character: Secondary Arterial, Type B

Proposed Changes: None known

Thoroughfare: Quentin Drive, Santa Barbara, Santa Anna

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA route to the subject property is the #95, 96, 97, 296, and 520 operates along Fredricksberg Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Car Wash

Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) including service bays, wash tunnels and retail areas;

Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval

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

1. Consistency:

The subject property is located within the Near Northwest Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The proposed “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is not suitable as presently zoned. The City of San Antonio Major Thoroughfare does not encourage residential subdivisions fronting major arterial such as Fredericksburg Road. However, the existing “R-6 CD” with a conditional use for Multi-Family 25 units per acre would provide a transitional zone between the abutting single-family subdivision and the thoroughfare developed commercial frontage.

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

6. Size of Tract:

The subject property measures 0.803 of acres and is sufficient for the proposed request.

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.

Staff recommends the following conditions if approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the property line where the property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.
5. Hours of operation shall be 7:00 AM to 10:00 PM.