



City of San Antonio

Legislation Details (With Text)

File #: 17-4908
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/5/2017
Title: ZONING CASE # Z2017231 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Car Wash on Lots 5 and 6, Block 34, NCB 8471, located at 2310 Fresno Street. Staff recommends Approval with Conditions, pending Plan Amendment.(Associated Plan Amendment 17068)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017231 CD
(Associated Plan Amendment 17068)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: SATXEW, LLC

Applicant: SATXEW, LLC

Representative: Patrick W. Christensen

Location: 2310 Fresno Street

Legal Description: Lot 5 and 6, Block 34, NCB 8471

Total Acreage: 0.419

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1845, dated May 13, 1940. The subject property was zoned "B" Residence District by Ordinance 1425, dated July 2, 1942. The "B" converted to the current "R-4" with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "C-2NA"

Current Land Uses: Carwash

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

Proposed Changes: None Known

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Fresno

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The subject property is within walking distance of VIA routes 95, 96, 97, 100, 296, and 520.

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

Parking Information: The minimum parking required is 1 per 500 sf GFA including service bays, wash tunnels and retail areas. The maximum parking permitted is 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “R-4” Residential Single-Family District allows single-family dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet. Other permitted uses include foster family home and public/private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ of a mile of Regional Center. The subject property is within a ½ of a mile of the Fredericksburg Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval with Conditions, pending Plan Amendment.

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 “Urban Low Density Residential” in the future land use component of the plan. The requested “C-1 CD” is not consistent with the land use designation. The applicant is requesting a land use amendment from “Urban Low Density Residential” to “Community Commercial”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "R-4" Residential Single-Family District is appropriate for the surrounding area. The subject property is located on a primarily residential street.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to allow for an expansion of the adjacent Carwash business located on Fredericksburg Road, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The proposed rezoning to "C-1 CD" with a Conditional Use for Carwash is supported by the Near Northwest Community Plan's goals and objectives. The subject property is situated near the Fredericksburg Road, which is a major commercial corridor. The introduction of "C-1 CD" on the edge of the neighborhood is consistent with the development trends of Fresno and nearby West Olmos Drive. The request is consistent with the Near Northwest Community Plan and the development trend within the area indicates commercial uses extending further into residential areas along Fredericksburg Road.

- Goal 2 - Economic Development Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

6. Size of Tract:

The subject property measures 0.419 of an acre which should reasonably accommodate the expansion of the adjacent carwash.

7. Other Factors:

The purpose of the Conditional Use 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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.

Should City Council approve the rezoning, staff recommends the following conditions:

- 1) No temporary signs, no pennant flags, no feather flags and no streamers or strings.
- 2) An eight foot (8') "sound wall" along the back property line.
- 3) Downward lighting.
- 4) Type "B" Landscape buffer adjacent to residential uses and along street frontage.