



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1023  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 12/19/2017  
**Title:** ZONING CASE # Z2018023 S (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 5, Block 11, NCB 12361, located at 115 West Glenview Drive. Staff recommends Approval.  
**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:** 7

**SUBJECT:**  
Zoning Case Z2018023 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 Carwash

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** December 19, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Bruce Krahn and Betty Krahn

**Applicant:** Bruce Krahn and Betty Krahn

**Representative:** Bruce Krahn

**Location:** 115 West Glenview Drive

**Legal Description:** Lot 5, Block 11, NCB 12361

**Total Acreage:** 0.4612 acres

**Notices Mailed**

**Owners of Property within 200 feet:**

**Registered Neighborhood Associations within 200 feet:** Hillcrest Neighborhood Association

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property was annexed on June 30, 1955 (Ordinance 21436) and was zoned “F” Local Retail District. The property converted to the current “C-2” Commercial District upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

**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:** “C-3 NA” and “C-2”

**Current Land Uses:** Auto Repair and Restaurant

**Direction:** South

**Current Base Zoning:** “R-5”

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Office and Auto Repair

**Direction:** West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Office and Residential

**Overlay and Special District Information:** The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

**Transportation**

**Thoroughfare:** Glenview Drive

**Existing Character:** Local Street

**Proposed Changes:** None.

**Thoroughfare:** Midcrest

**Existing Character:** Local Street

**Proposed Changes:** None.

**Public Transit:** The nearest VIA bus route #522 are within walking distance of the subject property.

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

**Parking Information:** Parking for a Car Wash requires 1 minimum vehicle spaces per 500sf GFA including service bays, wash tunnels and retail areas with a maximum of 1 space per 375 GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. "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.

**FISCAL IMPACT:**

None.

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

The subject property falls within proximity to the General McMullen-Babcock 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 the approval criteria below.

**1. Consistency:**

The property is located within the Near Northwest Community Plan and is currently designated as "Community Commercial". The request for "C-2" base zoning district is consistent with the adopted future land use plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no likely adverse impact on neighboring lands in relation to this zoning change because the request will bring the existing uses into compliance.

**3. Suitability as Presently Zoned:**

The current "C-2" base zoning is inappropriate for the existing car wash on the property. The applicant is requesting a rezoning with Specific Use Authorization that will bring conformance with the use of the property.

**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 land use goals and strategies of the of the Near Northwest Community Plan to ensure the Near Northwest Community's business corridors are filled with a mix of uses

and to support area business assets.

**6. Size of Tract:**

The subject property totals 0.4612 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial.

**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.