City of San Antonio

Legislation Details (With Text)

File #:	21-2817
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	4/20/2021
Title:	ZONING CASE Z-2021-10700031 S (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the west 337.28 feet of the east 482.28 feet of Lot TR-1, NCB 7172 and the east 5 feet of Lot 21, Block 205, NCB 9723, located at 1846 Basse Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2021-11600010) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2021-10700031 S
(Associated Plan Amendment PA-2021-11600010)

SUMMARY:
Current Zoning: "MF-33 AHOD" Multi-Family 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: April 20, 2021

Case Manager: Justin Malone, Planner

Property Owner: Pilgrim Presbyterian

Applicant: Ian Cochran, GFR Development

Representative: Ian Cochran, GFR Development

Location: 1846 Basse Road

Legal Description: West 337.28 feet of the East 482.28 feet of Lot TR-1, NCB 7172 and the East 5 feet of Lot 21, Block 205, NCB 972

Total Acreage: 2.5031

Notices Mailed
Owners of Property within 200 feet: 21
Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights Neighborhood Association, North Central Neighborhood Association
Applicable Agencies: None

Property Details
Property History: The subject property was annexed into the City of San Antonio on September 7, 1949, established by Ordinance 10422 and was originally zoned "D" Apartment District. The subject property converted from "D" Apartment District to "MF-33" Multifamily District with the adoption of the 2001 Unified Development Code, established by 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 Residential

Direction: East
Current Base Zoning: "MF-33", "R-4"
Current Land Uses: Multifamily Residential, Junior High School

Direction: West
Current Base Zoning: "MF-33", "R-4"
Current Land Uses: Vacant Land, Church, Masonic Lodge

Direction: South
Current Base Zoning: "MF-33"
Current Land Uses: Multifamily Residential

Overlay and Special District Information:
"AHOD"
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: Basse Road

Existing Character: Arterial
Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 505, 651

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: The parking minimum for a multifamily development is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:
Current: The current "MF-33" Multifamily District allows for multifamily dwelling, single-family dwelling (detached, attached, or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, with a maximum density of thirty-three (33) units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

Proposed: The proposed "C-2 S" Commercial District allows for Community Commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses include: liquor store, auto and light truck oil, lube and tune up, gas station, and food service establishments. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The "S" Specific Use Authorization is for a request for a Car Wash

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not part of a Regional Center and is not within premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval, 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 Greater Dellview Area Community Plan and is currently designated as "Public Institutional" in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the future land use designation. The applicant has applied for an amendment to the Community Plan from "Public Institutional" to "Community Commercial". Staff and Planning Commission recommend Approval.

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 changes would repurpose existing buildings on vacant church property and allow for commercial options within the area.

3. Suitability as Presently Zoned:
The current "MF-33" zoning is appropriate for the property and surrounding area. The proposed "C-2" is also an appropriate zoning for the surrounding area with good vehicular access and proximity to retail and employment. The proposed "C-2 S" zoning will allow for community commercial uses with the added Specific Use Authorization for a Car Wash.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Greater Dellview Area Community Plan:

Goal 2- Neighborhood Commercial Revitalization: Promote growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

Objective 2.4- Small Business Development

- Foster an environment that promotes, encourages and supports small business development

Goal 3-Commercial Development: Type, Form, and Appearance: Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

Objective 3.1- New Development

- Address new and proposed developments by engaging developers from the onset of proposed projects

Objective 3.2- Reuse and Retrofit

- Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area

Objective 3.3- Code Compliance

- Promote and facilitate a clean and orderly business environment that is respectful of the law and adjacent neighborhoods

6. Size of Tract:
The subject property is 2.5031 acres, which could reasonably accommodate community commercial uses and a car wash.

7. Other Factors:
The applicant is seeking a zoning change to allow for the repurposing of an existing church and added commercial development including a car wash.

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.