



City of San Antonio

Agenda Memorandum

Agenda Date: June 18, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700001 S

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial 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: June 18, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: 909 Hildebrand, LLC

Applicant: Jimmy Nassour

Representative: Jimmy Nassour

Location: 909 West Hildebrand Avenue

Legal Description: Lot 11, Lot 12, and Lot 13, Block 1, NCB 3928

Total Acreage: 0.5288 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association

Applicable Agencies: Parks Department, Office of Historic Preservation, Planning Department

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial District.

Code & Permitting Details:

INV-GPR-INV24-2940004339: Graffiti Investigation

INV-GPU-INV24-2950002264: Graffiti Investigation

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, R-4

Current Land Uses: Auto Parts Store, Residential Dwellings

Direction: South

Current Base Zoning: C-3

Current Land Uses: Gas Station, Garden Center

Direction: East

Current Base Zoning: I-1, C-2, R-4

Current Land Uses: Auto Shop, Restaurants, Residential Dwellings

Direction: West

Current Base Zoning: C-2

Current Land Uses: Restaurant, Part Equipment Rental

Overlay District Information:

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

Special District Information:

No special district information.

Transportation

Thoroughfare: West Hildebrand Avenue

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 2, 202, 509

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a carwash is one (1) per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: “C-2 S” 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.

The “S” Specific Use Authorization will allow for a carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a regional center but is within ½ a mile from the Fredericksburg Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. **Consistency:** The subject property is located within the Greater Dellview Area Community Plan and is currently designated as “Community Commercial” 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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are “C-2” Commercial District and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for a Carwash is also appropriate. The subject property is surrounded by commercial districts and is at the intersection of two Secondary Arterials making it appropriate in size and placement for commercial development consistent with the area. The Specific Use Authorization will allow a Carwash to a prescribed site plan. Deviation from the approved document could potentially warrant additional council consideration.
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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

Relevant Goals and Objectives of the Greater Dellview Area Community Plan may include:

- Goal 2: Neighborhood Commercial Revitalization Promote the 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.
 - Objective 3.2 Reuse and Retrofit: Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area.
6. **Size of Tract:** The subject property is 0.5288 acres, which can reasonably accommodate the proposed commercial development.

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.

The applicant is rezoning to develop a carwash.

The applicant has submitted a site plan in accordance with the requirements of the code.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, the Office of Historic Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.