



City of San Antonio

Legislation Details (With Text)

File #: 19-5507

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/6/2019

Title: ZONING CASE Z-2019-10700137 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-6A, P-6B, Lot P-6C, Lot P-6D and P-6E, NCB 16555, located in the 6600 to 6700 Block of North Graytown Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700137

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2019.

Case Manager: Patricia Franco, Planner

Property Owner: Woodrow and Dora Richardson

Applicant: Pulte Group

Representative: Brown & Ortiz, P.C.

Location: 6600-6700 Block of North Graytown Road

Legal Description: Lot P-6A, P-6B, Lot P-6C, Lot P-6D and P-6E, NCB 16555

Total Acreage: 50.000

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Randolph AFB

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 43744 on June 24, 1974. The property was originally zoned "R-1" Single Family Residence District and was rezoned to "I-1" Light Industry District by Ordinance 95914 on June 13, 2002. Lots P-6B, P-6C, P-6D and P-6E were subsequently rezoned from "I-1" to "C-2" Commercial District and Lot P-6A to "O-1" Office District, by Ordinance 95914 on June 13, 2002.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "OCL"

Current Land Uses: Vacant land

Direction: East

Current Base Zoning: "NP-10"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "C-3", "R-5", "MF-33" and "NP-10"

Current Land Uses: Single-Family Residences and Vacant land

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Vacant Land and Single-Family Residences

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: North Graytown Road

Existing Character: Secondary Arterial Type A (86' ROW)

Proposed Changes: None

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: None

Traffic Impact: A Traffic Impact Analysis (TIA) is required. Graytown Road is identified on the City’s Major Thoroughfare Plan as a Secondary Arterial Type A (86’ ROW). ROW dedication may be required.

Parking Information: Residential Single-Family is allowed 1 parking per resident per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of: “C-2” and “O-1.” “C-2” Commercial districts accommodate community commercial uses, with unlimited building size. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theatre, 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, dry cleaning, and pawn shop. No outdoor storage or display of goods shall be permitted except for outdoor dining. “O-1” Office districts accommodate small and medium office uses, banks, worship facilities, public and private school, employment agency, library medical clinics, opticians and interior decorator studios, with a maximum building size of 10,000 square feet for individual buildings.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a ½ mile of a 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 subject property is located within the I-10 East Corridor Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” is consistent with the adopted 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. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-2” Commercial base zoning and “O-1” Office base zoning are appropriate zoning districts for the surrounding area. However, a majority of the surrounding properties have residential uses; the proposed “R-4” request allows more housing in the area, which consists of development of single-family subdivisions.

4. Health, Safety and Welfare:

Staff has 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 I-10 East Corridor Plan:

Goal 3: Compatibility of Land Uses Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses (2008).

Objective: Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor (2001).

6. Size of Tract:

The subject property is 50.00 acres, which would adequately support single-family residential use.

7. Other Factors:

The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.