



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-6264

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/28/2016

**Title:** ZONING CASE # Z2016017 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.19 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016017 Location Map, 2. Z2016017 Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2016-01-28-0048

Date	Ver.	Action By	Action	Result
1/28/2016	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016017

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Mixed Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 1, 2015

**Case Manager:** Erica Greene, Planner

**Property Owner:** Weinritter Realty, LP

**Applicant:** Boos Development Group c/o Joshua Knott

**Representative:** AECOM-Roger Durden, P.E.

**Location:** 4600 Block of Castle Cross and Rittiman Road

**Legal Description:** 2.19 acres out of NCB 17629

**Total Acreage:** 2.19

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** East Village

**Planning Team:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously temporarily zoned "R-1" Single-Family Residence District which was established by ordinance 61197 in 1985. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Mixed District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-6

**Current Land Uses:** Residential Neighborhood

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Commercial Convenience Store

**Direction:** South

**Current Base Zoning:** C-3, R-6

**Current Land Uses:** Commercial Medical Supply building, Residential

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Residential Neighborhood

**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:** Castle Cross

**Existing Character:** Arterial Street

**Proposed Changes:** None

**Thoroughfare:** Rittiman Road

**Existing Character:** Arterial Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #630 and located within walking distance of the property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required.

**Parking Information:** The proposed zoning change will require the minimum of 6 vehicle spaces per 1,000 sf GFA and a maximum of 10 vehicle spaces per 1,000 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Mixed Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

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

**1. Consistency:**

The property is not located within any Neighborhood or Community Plan. The requested "C-3" General Commercial Industrial base zoning district is consistent with the current land use designation.

**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-6 AHOD" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "C-2" which works in conjunction with surrounding commercial businesses in the zoning districts.

**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 any public policy objective.

**6. Size of Tract:**

The subject property totals 2.19 acres in size, which should reasonably accommodate the uses permitted in "C-3 AHOD" General Commercial Airport Hazard Overlay District.

**7. Other Factors:**

The applicant proposes a convenience store with gasoline and carwash on the subject property. The adjacent property is zoned “C-2” Commercial District with similar services that the applicant is requesting. The request to rezone the subject property will follow the current pattern of the zoning districts.