



City of San Antonio

Legislation Details (With Text)

File #: 19-2843

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/2/2019

Title: ZONING CASE # Z-2019-10700030 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 1, Block 29, NCB 16829 and Lot P-76K and Lot P-133A, NCB 15688, located at 12920 Scarsdale Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600017)

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: 10

SUBJECT:

Zoning Case Z-2019-10700030 CD
(Associated Plan Amendment PA-2019-11600017)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 2, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Nelia Hillman

Applicant: Nelia Hillman

Representative: Nelia Hillman

Location: 12920 Scarsdale Street

Legal Description: Lot 1, Block 29, NCB 16829 and Lot P-76K and Lot P-133A, NCB 15688

Total Acreage: 2.255

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41430, dated December 26, 1972. The property was rezoned from Temporary "R-1" Single Family Residential District to "B-3" Business District by Ordinance 43,561, dated March 21, 1974. The property was further rezoned from "B-3" Business District to "R-1" Single Family Residence District by Ordinance 77,568, dated March 11, 1993. The property converted from "B-3" Business District and "R-1" Single Family Residence District to the current "C-3" General Commercial District and "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6 PUD" and "G"

Current Land Uses: Residential Dwellings and Gold Course

Direction: East

Current Base Zoning: "G"

Current Land Uses: Golf Course

Direction: South

Current Base Zoning: "G"

Current Land Uses: Golf Course

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Multi-Family Dwellings

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: Scarsdale Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus route are not within walking distance of the subject property
Routes Served: NA

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement for a professional office is 1 space per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "C-3" and "R-6". "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. "R-6" districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

A portion of the subject property is located half a mile of a 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as "Medium Density Residential" and Parks Open Space" in the future land use component of the plan. The requested "R-6" base zoning is not compatible with the "Parks Open Space" land use designation. The applicant is requesting a Plan Amendment from "Parks Open Space" to "Medium Density Residential" to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request is a downzoning of the current “C-3” base zoning district and will have less negative impacts on the surrounding properties.

3. Suitability as Presently Zoned:

The current “C-3” base zoning is an inappropriate zoning for the property and surrounding area. The subject property is in the heart of a residential neighborhood and “C-3” uses are severely out of place for this area.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

- Goal I: Protect the quality of life of residents including health, safety and welfare
- Goal II: Encourage economic growth that enhances airport operations and development

6. Size of Tract:

The subject property is 2.255 acres, which could reasonably accommodate a professional office.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.