



City of San Antonio

Legislation Details (With Text)

File #: 20-4045

Type: Zoning Case

In control: City Council A Session

On agenda: 8/6/2020

Title: ZONING CASE Z-2020-10700070 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot P-201B and Lot P-203, NCB 10917, generally located in the 9600 Block of Southton Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-08-06-0492

Date	Ver.	Action By	Action	Result
8/6/2020	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2020-10700070

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020. This case is continued from the May 19, 2020 zoning hearing.

Case Manager: Lorianne Thennes, Planner

Property Owner: Robert Carey

Applicant: Robert Carey

Representative: Robert Carey

Location: Generally located in the 9600 Block of Southton Road

Legal Description: Lot P-201B and Lot P-203, NCB 10917

Total Acreage: 2.978 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 18115, dated September 25, 1952 and was originally zoned "R-1" Single Family Residence District. The previous "R-1" district converted to "R-6" Single-Family Residential District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The eastern portion of the subject property falls within the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "UZROW"

Current Land Uses: Southeast Loop 410

Direction: East

Current Base Zoning: "C-3," "C-2" "UD," and "MI-1"

Current Land Uses: Auto uses, restaurant, gas station, produce warehouse

Direction: South

Current Base Zoning: "R-6" and "MF-33"

Current Land Uses: Single-family dwellings, vacant land

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings, vacant land

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: Southton Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for an indoor fitness center/health club is 1.5 space per 1000 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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.

Proposed: The proposed “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and 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 Heritage South Sector Plan and is currently designated as “Suburban Tier.” The requested “C-2 NA” 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.

3. Suitability as Presently Zoned:

The current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. However, the proposed “C-2 NA” Commercial District is more appropriate along a major highway like Loop 410 SE and is consistent with the “C-3” General Commercial and “C-2” Commercial District to the east and southeast of the subject property.

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 Heritage South Sector Plan:

Goal ED-6: Market Heritage South as a business friendly environment

Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability

Goal LU-3: Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments

6. Size of Tract:

The subject property is 2.978 acres, which could reasonably accommodate an indoor gymnasium.

7. Other Factors:

The Aviation Department indicated there were no objections to the rezoning request. They noted that, the location of the subject property is about 1.7 miles to the southeast of Stinson Airport along Laura Lee Way and advised that this location will likely experience aircraft noise as it is in alignment with runway 14R/32L.