



City of San Antonio

Legislation Details (With Text)

File #: 17-4508

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/15/2017

Title: ZONING CASE # Z2017203 S (Council District 10): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for Outdoor Athletic Fields on 10.35 acres out of NCB 15678; located at 12119 Wetmore Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 17061)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017203 S
(Associated Plan Amendment 17061)

SUMMARY:

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

Requested Zoning: “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for Outdoor Athletic Fields

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 15, 2017
(Associated Plan Amendment 17061)

Case Manager: Angela Cardona, Planner

Property Owner: Javier Saavedra and Mireya Trevino

Applicant: Javier Saavedra and Mireya Trevino

Representative: Javier Saavedra and Mireya Trevino

Location: 12119 Wetmore Road

Legal Description: 10.35 acres out of NCB 15678

Total Acreage: 10.35 acres

Notices Mailed

Owners of Property within 200 feet: 81

Registered Neighborhood Associations within 200 feet: Stone Ridge Homeowners Association

Applicable Agencies: Aviation, Parks

Property Details

Property History: The subject property was annexed on December 31, 1984 (Ordinance 59773) and was zoned "Temp R-1" Single Family Residence District. The subject property converted to the current "R-6" Residential Single Family District upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Park/Open Space

Direction: South

Current Base Zoning: R-6

Current Land Uses: Athletic Sports Complex

Direction: East

Current Base Zoning: R-6

Current Land Uses: Outdoor Storage

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: Wetmore Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Thousand Oaks

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: The nearest VIA bus route is #502 and is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use: Athletic Fields (Commercial) require a minimum of 1 per 6 seats or 1 per 30 sf GFA if no permanent seats and a maximum of 1 per 4 seats of 1 per 50 sf of GFA if no permanent seats.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “NC CD” Neighborhood Commercial District with Conditional Use for Athletic Fields, pending Plan Amendment.

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

1. Consistency:

The property is located within the San Antonio Airport Vicinity Land Use Plan and is currently designated as “Medium Density Residential” in the future land use component of the Plan. The requested “C-2” base zoning district is not consistent with the future land use plan. The applicant is requesting a plan amendment from “Medium Density Residential” to “Community Commercial”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impact on neighboring lands in relation to this zoning change request. The requested “C-2” base zoning will require a 15-foot, Type B buffer.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the surrounding area; however, the property has been vacant and remains undeveloped. The request for a Specific Use Authorization for Outdoor Athletic Fields makes it a use suited to the area. Staff’s recommendation for a Conditional Use would consider additional development requirements that would be compatible with adjacent land uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The request for a change in zoning will allow for the development of athletic fields that will be operated during daytime hours.

5. Public Policy:

The rezoning request does conflict with land use goals and strategies of the San Antonio Airport Vicinity Land Use Plan. The applicant is requesting a Plan Amendment.

6. Size of Tract:

The subject property totals 10.35 acres in size, which will adequately accommodate the request for a “C-2 S” Commercial District with a Specific Use for Outdoor Athletic Fields.

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 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.

Another alternative is for “R-6 CD,” Residential Single-Family with Conditional Use for Outdoor Athletic Fields. This would preserve the residential zoning, allow the Athletic Fields and create specific site considerations and development requirements for the applicant to follow.