



City of San Antonio

Agenda Memorandum

File Number:20-4770

Agenda Item Number: Z-1.

Agenda Date: 9/3/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT: Zoning Case Z2020-10700140
(Associated Plan Amendment Case PA2020-11600042)

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Xiaohuan Huang

Applicant: Xiaohuan Huang

Representative: Xiaohuan Huang

Location: 1815 Thorain Boulevard

Legal Description: Lot 14, Block 159, NCB 8817

Total Acreage: 0.1377 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the city by Ordinance 1845, dated May 13, 1940 and was originally zoned "B" Two Family Residential District. The property was rezoned to "B-3" Business District by Ordinance 43218, dated January 3, 1974. The property was then rezoned from "B-3" to "R-5" by Ordinance 88365, dated August 27, 1998. The previous "R-5" Single-Family Residence District converted to the current "R-5" 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 property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Church

Direction: South

Current Base Zoning: "R-4" and "MF-33"

Current Land Uses: Daycare, duplex, single-family dwelling

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Gas station

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: Thorain Boulevard

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 97, 296, 651

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 a beauty salon or barber shop is 1 space per 300 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-5” 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-1” Light 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. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Greater Dellview Area Community Plan and is currently designated as “Low Density Residential.” The requested “C-1” is not consistent with the future land use designation. The applicant is seeking a plan amendment to “Neighborhood Commercial.” Staff and Planning Commission recommend Approval.

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-5" Residential Single-Family District is not an appropriate zoning for the property and surrounding area. There are established commercial uses surrounding 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 Greater Dellview Area Community Plan:

Goal 1- Conduct outreach to, and establish working relationships with, area businesses and major local employers

Goal 2- Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

Goal 3- Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

6. Size of Tract:

The subject property is 0.1377 acres, which could reasonably accommodate a beauty salon.

7. Other Factors:

None.