



City of San Antonio

Agenda Memorandum

File Number: 15-1223

Agenda Item Number: Z-18.

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Zoning Case Z2015054

SUMMARY:

Current Zoning: "R-6 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: January 20, 2015

Case Manager: Pedro Vega, Planner

Property Owner: Mark S Armstrong and Anne B Armstrong

Applicant: Mark S Armstrong

Representative: Mark S Armstrong

Location: 3895 Chimney Springs Drive

Legal Description: Lot 1, Block 1, NCB 17363

Total Acreage: 0.551

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in December of 1995 (Ordinance 83132), and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The 0.551 acre site was platted into its current configuration in 1983 (volume 9513, page 165 of the Deed and Plat Records of Bexar County, Texas). The property is currently undeveloped.

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" and "NP-10"

Current Land Uses: Drainage Easement and Vacant Land

Direction: East

Current Base Zoning: "R-6" and "R-4"

Current Land Uses: Drainage Easement and Single-Family Residences

Direction: South across Chimney Springs Drive

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: West across Bulverde Road

Current Base Zoning: "R-5" and "C-3NA"

Current Land Uses: Office/Warehouse and Single-Family Residences

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: Bulverde Road

Existing Character: Primary Arterial Type A; one lane in each direction separated by a median for left and right turn lanes without sidewalks.

Proposed Changes: None known

Thoroughfare: Chimney Springs Drive

Existing Character: Local Street; one lane in each direction with sidewalks.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 641, which operates along Jung Road to the northeast.

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: Off-street vehicle parking requirements typically are determined by the type of use and building size. Multiple retail and service uses are proposed for the subject property; however, the size of each is unknown to staff. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-6” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-1" Light Commercial District is consistent with the adopted land use designation.

Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "R-6" Residential Single-Family District is not consistent with the adopted land use plan. Although much of the surrounding area is zoned residential single-family, the existing pattern of development is commercial along Bulverde Road.

4. Health, Safety and Welfare:

Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "C-1" Light Commercial District.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives. The proposed "C-1" Light Commercial District is consistent with the San Antonio International Airport Vicinity Land Use Plan, which was adopted by City Council on May 20, 2010.

The adoption of a land use plan will ensure that future rezonings in the area of influence are consistent with the goals of the San Antonio International Airport Vicinity Land Use Plan. The "C-1" Light Commercial District will allow continued development in accordance with the goals of the San Antonio International Airport Vicinity Land Use Plan that encourage commercial, retail and offices along or near major arterials. It also supports the Plan’s goal of promoting economic growth in the area along arterials and in established commercial areas.

6. Size of Tract:

The subject property is sufficient size for the uses permitted in the "C-1" Light Commercial District, along with the typical required parking.

7. Other Factors:

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The "C-1" district requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.