



City of San Antonio

Legislation Details (With Text)

File #: 15-6066
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/1/2015
Title: ZONING CASE # Z2016017 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single Family Mixed Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.190 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016017 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2016017

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 1, 2015

Case Manager: Erica Greene, Planner

Property Owner: Weinritter Realty, LP

Applicant: Boos Development Group c/o Joshua Knott

Representative: AECOM-Roger Durden, P.E.

Location: 4600 Block of Castle Cross and Rittiman Road

Legal Description: 2.19 acres out of NCB 17629

Total Acreage: 2.19

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: East Village

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously temporarily zoned "R-1" Single-Family Residence District which was established by ordinance 61197 in 1985. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Mixed District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential Neighborhood

Direction: West

Current Base Zoning: C-2

Current Land Uses: Commercial Convenience Store

Direction: South

Current Base Zoning: C-3, R-6

Current Land Uses: Commercial Medical Supply building, Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Neighborhood

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: Castle Cross

Existing Character: Arterial Street

Proposed Changes: None

Thoroughfare: Rittiman Road

Existing Character: Arterial Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #630 and located within walking distance of the property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: The proposed zoning change will require the minimum of 6 vehicle spaces per 1,000 sf GFA and a maximum of 10 vehicle spaces per 1,000 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Mixed Airport Hazard Overlay District.

FISCAL IMPACT:

None.

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 property is not located within any Neighborhood or Community Plan. The requested "C-3" General Commercial Industrial base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no 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" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "C-2" which works in conjunction with surrounding commercial businesses in the zoning districts.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 2.19 acres in size, which should reasonably accommodate the uses permitted in "C-3 AHOD" General Commercial Airport Hazard Overlay District.

7. Other Factors:

The applicant proposes a convenience store with gasoline and carwash on the subject property. The adjacent property is zoned “C-2” Commercial District with similar services that the applicant is requesting. The request to rezone the subject property will follow the current pattern of the zoning districts.