



City of San Antonio

Agenda Memorandum

File Number:18-1220

Agenda Item Number: Z-27.

Agenda Date: 1/18/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018029

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Harlandale Housing Corp

Applicant: Quik Trip Corporation

Representative: JD Dudley

Location: 1331 West Chavaneaux Road

Legal Description: 4.099 acres out of NCB 11140

Total Acreage: 4.099

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was zoned “B” Residence District. Upon the adoption of the 2001 Unified Development Code the previous zoning district converted to the current “R-4” Residential Single-Family District.

Topography: The property is within a Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-4, C-2

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: R-4, C-3

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: R-4, C-2 NA S, C-3, C-3NA,

Current Land Uses: Vacant Lot

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: West Chavaneaux Road

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Zarzamora St

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA route 520 is within walking distance from 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:

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Single-

family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools would be allowed in the “R-4” district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is within the Zarzamora Metro Premium Plus Route.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

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 West/Southwest Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future 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. The applicant proposes to construct a 4,840 square foot convenience store with retail and gasoline sales.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location, however, with Zarzamora being a primary arterial, as development and growth is introduced into the area, it is suitable to have commercial uses along arterial roads that act as a buffer to adjacent residential uses.

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 4.099 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.