



City of San Antonio

Agenda Memorandum

File Number:18-3306

Agenda Item Number: 18.

Agenda Date: 5/15/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018185

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Jesse & Stella Castillo

Applicant: Stella Castillo

Representative: Bezaleel Chincanchan

Location: Generally located in the 500 block of North Loop 1604

Legal Description: 5.446 acres out of NCB 34361

Total Acreage: 5.446

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 2000, established by Ordinance 92902, and was zoned "Temporary R-1" Temporary Residential District. Upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001), the current "R-6" Residential Single-Family District converted from the previous "Temporary R-1" base zoning district.

Topography: There is a portion of the subject property that is located within the 100-year Flood Plain, and the entire property is located within the Medina River watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, OCL

Current Land Uses: Vacant Lot, Single-Family Residential

Direction: East

Current Base Zoning: Loop 1604, C-3

Current Land Uses: Freeway, Commercial Uses (across Loop 1604)

Direction: South

Current Base Zoning: C-2 CD

Current Land Uses: Fitness Gym, Vacant Lots

Direction: West

Current Base Zoning: OCL

Current Land Uses: Single-Family Residential

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: Loop 1604

Existing Character: Freeway

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #96459) is located across Loop 1604 on Potranco Road along Route 620.

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: Commercial zoning allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” base zoning district permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within half (½) mile of a Premium Transit Corridor.

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 subject property is located within the West/Southwest Sector Plan and is currently designated as “Regional Center” in the land use component of the plan. The requested “C-3” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The subject property faces Loop 1604 and is in close proximity to the Loop 1604 and Potranco Road intersection. This intersection is a Regional Center area, and the requested zoning is appropriate.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is not appropriate for the surrounding area. The future land use of the subject property is “Regional Center” and is much more appropriate with a commercial designation. The property is facing Loop 1604, so creating single-family residential off of the Loop is not ideal.

4. Health, Safety and Welfare:

Staff has not found evidence of likely adverse effects on the public health, safety, or welfare. There are already commercial uses south of the property, so the proposed zoning is consistent with those uses.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The West/Southwest Sector Plan designates the future land use of the Loop 1604 and Potranco Road intersections as “Regional Center,” so the request is consistent with the plan.

6. Size of Tract:

The 5.446 acre site is of sufficient size to accommodate the proposed development. The subject property is currently vacant.

7. Other Factors:

None.