



City of San Antonio

Agenda Memorandum

File Number:19-8032

Agenda Item Number: Z-26.

Agenda Date: 11/7/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z-2019-10700224

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Robert Scott Clary

Applicant: Robert Scott Clary

Representative: Robert Scott Clary

Location: 3966 Stahl Road

Legal Description: Lot P-64A, NCB 15837

Total Acreage: 0.501

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41430, dated December 26, 1972 and zoned Temporary "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District.

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: "L"

Current Land Uses: Commercial and Industrial uses

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Lumber Yard

Direction: East

Current Base Zoning: "RM-4 PUD"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Lumber Yard

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: Stahl Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

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

Routes Served: 502

Traffic Impact: Stahl Road is identified on the City's Major Thoroughfare Plan as a Secondary Arterial A (86' ROW). ROW Dedication may be required.

Parking Information: The minimum parking requirement for an office/retail use is 1 per 300 square feet of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-6” Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are 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-2” Commercial District permit 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-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 “Community Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.

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-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is appropriate along Stahl Road, which is characterized as a Secondary Arterial A. The proposed “C-2” Commercial District is a good buffer and transition to the abutting “PUD RM-4” zoning to the east and south of the property. In general commercial uses are intended to provide goods and services to surrounding residential areas.

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 San Antonio International Airport Vicinity Land Use Plan:

Community Commercial - Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.

Northeast - Neighborhood commercial uses are found on the arterials and more intense community and regional commercial at the major intersections.

6. Size of Tract:

The subject property is 0.501 acres, which could reasonably accommodate office and commercial delivery service uses.

7. Other Factors:

Applicant is requesting commercial zoning for office to accommodate commercial delivery between 8:00am and 5:00pm and to rezone for commercial use of the property. Commercial uses/services are not appropriate in "R-6".