



City of San Antonio

Agenda Memorandum

File Number:20-3498

Agenda Item Number: 5.

Agenda Date: 6/2/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2020-10700067

(Associated Plan Amendment PA-2020-11600016)

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: June 2, 2020. This case is continued from the May 19, 2020 zoning hearing.

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Victoria Garza

Applicant: Victoria Garza

Representative: Hector Perez

Location: 7239 Still Brook Drive

Legal Description: Lot 24 and Lot 25, Block 4, NCB 18655

Total Acreage: 0.3283

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 68298 dated December 31, 1989 and was zoned "R-1" Residence District. The subject property converted from "R-1" Residence District to "R-6" Residential Single-Family with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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: "R-6"

Current Land Uses: Residential

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential

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: Still Brook Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

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: The parking requirement for a food service establishment is one (1) parking space per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-6” Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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-1” Light Commercial District is 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-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a regional center and is not within 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 Northwest Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-1” base zoning district is not consistent with the future land use designation. The applicant is seeking a Plan Amendment to “Neighborhood Commercial.” Staff and Planning Commission recommend Approval.

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.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family base zoning is appropriate for the surrounding area. The proposed “C-1” is suitable to the area and would allow the applicant to proceed with the proposed food service establishment. The Northwest Community Plan encourages neighborhood friendly business development to appropriate scale.

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 Northwest Community Plan:

Goal-1: Encourage neighborhood-friendly business development

- **Strategies-1:** Promote more businesses to be with neighborhood scale

6. Size of Tract:

The subject property is 0.3283 acres, which could reasonably accommodate light commercial uses.

7. Other Factors:

The property was established as a neighborhood grocery store in 1979. The site recently lost nonconforming use status. The new property owner seeks to use the vacant grocery building to operate a restaurant with zoning that is appropriate to the neighborhood.