



City of San Antonio

Agenda Memorandum

Agenda Date: May 7, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700079

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: May 7, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Twiga Investments LP

Applicant: Twiga Investments LP

Representative: Patrick Christensen

Location: 12126 El Sendero Street

Legal Description: Lot 11, Block 19, NCB 14392

Total Acreage: 0.431

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: El Dorado Neighborhood Association

Applicable Agencies: Northeast Planning, Aviation Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 39443, dated May 27, 1971, 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.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6," "C-1"

Current Land Uses: Single-Family Residential, Multi-Family Residential

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: West

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

Current Land Uses: Commercial, Single-Family Residential

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

N/A

Transportation

Thoroughfare: El Sendero Street

Existing Character: Collector

Proposed Changes: None known.

Thoroughfare: Leonhardt Road

Existing Character: Collector

Proposed Changes: None known.

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

Routes Served: 502

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Day Care center is 1 space per 375 square feet of gross floor area, and the maximum parking requirement is 1.5 spaces per 375 square feet of gross floor area. The minimum parking requirement for most retail and service-oriented uses is 1 parking space per 300 square feet of gross floor area. Please find parking requirements in UDC Section 35-526, Table 526-b, Parking in Nonresidential Use Districts

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District allows single-family dwelling (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.

Proposed Zoning: "C-2" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Transit Center but is within ½ a mile from the Austin Highway Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the North Sector Land Use Plan, adopted 2010, and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the goals and objectives of the adopted plan.
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. The proposed use is consistent with the established development pattern. There is "C-2" Commercial District and "C-1" Light Commercial District zoning within proximity.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is more appropriate. The request for a "C-2" base zoning district is to bring the current daycare use into compliance. The subject property sits at the intersection to two collector roads, suitable location for general retail service-oriented uses that can provide for the surrounding residences.
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 request does not appear to conflict with any public policy objectives. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.Relevant Goals and Strategies of the North Sector Plan may include:
 - Land Use Goal 1: Compatible land use patterns promoted so that natural resources are preserved and the local economy remains viable.
 - ED-2.3: Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.
6. **Size of Tract:** The 0.431-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** Applicant is requesting the change of zoning to bring the existing day care center into compliance.