



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 15, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2022-10700302

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 15, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Refugio Arambula

**Applicant:** Refugio Arambula

**Representative:** Pape-Dawson Engineers

**Location:** 4535 Pleasanton Road, 103 East Chavaneaux, and 738 Moursund Boulevard

**Legal Description:** 1.613 acres out of NCB 11147 and 5.301 acres out of NCB 11147

**Total Acreage:** 6.914 Acres

**Notices Mailed****Owners of Property within 200 feet:** 22**Registered Neighborhood Associations within 200 feet:** Villa Coronado and Pleasanton Farms Homeowners Association**Applicable Agencies:** Texas Department of Transportation and Stinson Airport**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952, and originally zoned "B" Residence District, "E" Office District, and "F" Local Retail District. The property was rezoned by Ordinance 66677 February 25, 1988, with a portion rezoned to "R-1" Single-Family Residence District and a portion rezoned to "B-2NA" Nonalcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District, and the portion of the property zoned "B-2NA" Nonalcoholic Sales District converted to the current "C-2NA" Commercial Nonalcoholic Sales 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:** "R-6"**Current Land Uses:** Residential Dwelling, Church**Direction:** South**Current Base Zoning:** UZROW, "MF-25"**Current Land Uses:** Highway Loop 410, Apartments**Direction:** East**Current Base Zoning:** "C-2" "R-4" RM-4"**Current Land Uses:** Vacant, Residential Dwelling**Direction:** West**Current Base Zoning:** "R-6" "C-2NA"**Current Land Uses:** Flea Market**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:**

None.

**Transportation**

**Thoroughfare:** East Chavaneaux

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Pleasanton Road

**Existing Character:** Collector

**Proposed Changes:** None Known

**Thoroughfare:** Moursund

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

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

**Routes Served:** 44

**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 a convenience store is 6 spaces per 1,000 square feet of gross floor area

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-6" Residential Single-Family District permits 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.

"C-2NA" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

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 Center or within a ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval.

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

1. **Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 of the surrounding area. The property fronts Highway Loop 410, and there are other properties similarly placed with “C-2” zoning designations.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District and “c-2NA” are appropriate zonings for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The property is adjacent to a flea-market, which has high intensity commercial activity. Additionally, the property location fronting Loop 410, a major highway, is ideal for “C-2” Commercial zoning and uses.
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 of the SA Tomorrow Comprehensive Plan:
  - JEC Goal 1- Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
  - JEC Goal 2- Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
6. **Size of Tract:** The subject property is 6.914 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to “C-2” to develop a convenience store on the property.