



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 4, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2023-10700041

**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:** April 4, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Alfredo Lira

**Applicant:** Becky Carroll

**Representative:** Barkatali Momin

**Location:** 100 East Chavaneaux Road

**Legal Description:** 0.938 acres out of NCB 11147

**Total Acreage:** 0.938

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Villa Coronado

**Applicable Agencies:** Texas Department of Transportation, Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B" Residence District. The property was rezoned by Ordinance 66677, dated February 25th, 1988, to "R-1" One Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" One 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 floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Lot

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Lot

**Direction:** South

**Current Base Zoning:** "MF-25"

**Current Land Uses:** Apartment complex

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Lot

**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 Road

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** Pleasanton Road

**Existing Character:** None

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 44

**Traffic Impact:** \*\*The traffic generated by the proposed development has increase, it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report will be required.

The Texas Department of Transportation (TXDOT) notes that if the rezoning is approved, coordination will be required by the applicant for Loop 410 access.

**Parking Information:** The minimum parking requirement for convenience store with gas sales is 6 per 1,000 sf GFA. The maximum parking requirement for convenience store with gas sales is 10 per 1,000 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-6" Residential Single-Family District allows for 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 District accommodates 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:**

Subject property is located within ½ a mile from the Texas A&M - San Antonio Regional Center and within ½ a mile from the South 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 approval criteria below.

1. **Consistency:** The subject property is not located in a Neighborhood, Community or Sector Plan. The SA Tomorrow South Community Area Plan was used as a guide to evaluate this case. Therefore, a finding of consistency is based on goals and objectives of the SA Tomorrow Plan and 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. Surrounding properties are zoned “C-2” Commercial District and are located off of Loop 410.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. It is the only property zoned “R-6” Residential Single-Family within a “C-2” Commercial block. A residential property would likely not be built in this location. The proposed rezoning to “C-2” Commercial District is more appropriate for the property. This addition of “C\_2” Commercial zoning consolidates the area as “C-2” Commercial District. The applicant is rezoning to develop a convenience store with gasoline sales. The request establishes consistent commercial zoning along East Chavaneaux Road and Loop 410 and promotes development in the area.
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 Comprehensive Plan.  
**Relevant Goals and Policies of the Comprehensive Plan may include:**  
**GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.  
**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
6. **Size of Tract:** The 0.938-acre site is of sufficient size to accommodate the commercial development.
7. **Other Factors:** The applicant intends to construct a convenience store with gas sales. The applicant is over 100-feet from residential and does not need to rezone for a Specific Use Authorization.