



City of San Antonio

Agenda Memorandum

Agenda Date: May 18, 2023

In Control: City Council

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 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 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 in the area. This piece of property is only part of the project. There are several other properties that are currently zoned “C-2” Commercial District and make up the larger part of this project where the gasoline tanks will be located.

With the recent Code Amendment that requires gasoline tanks to be 100-200 feet from residentially zoned properties, Staff verified, that the gasoline tanks will not be located on this property. The applicant confirmed there are no gas tanks proposed for the subject property; it is solely for “C-2” Commercial use and access.

Therefore, per the current Code Amendments, since there are no gas tanks proposed for the property this rezoning request does not require a Specific Use Authorization.