



City of San Antonio

Legislation Details (With Text)

File #: 17-3789

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/20/2017

Title: ZONING CASE # Z2017168 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.071 acres out of NCB 11888, located at 136, 140 and a portion of 146 West Sunset Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017168

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 20, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Gertrude Emily Dial

Applicant: H.E.Butt Family Foundation

Representative: Trey Jacobson

Location: 136, 140 and a portion of 146 West Sunset Road

Legal Description: 1.071 acres out of NCB 11888

Total Acreage: 1.071 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Office of Historic Preservation.

Property Details

Property History: The subject property was annexed on September 25, 1952 and was zoned "A" Single Family District. The property converted to "R-5" following the adoption of the 2001 UDC Ordinance 93881, dated May 3, 2001. The current "MF-40" Multi -Family District was adopted by Ordinance 2008-02-07-0104 on February 17, 2008.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Medical Offices

Direction: East

Current Base Zoning: C-2

Current Land Uses: Retail Center

Direction: South

Current Base Zoning: MF-40

Current Land Uses: Apartments

Direction: West

Current Base Zoning: C-1, C-2NA, C-3R

Current Land Uses: Commercial Uses

Overlay and Special District Information:

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: West Sunset Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Broadway

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit:

The nearest VIA bus route is #9 within walking distance of the subject property.

Traffic Impact:

A Traffic Impact Analysis (TIA) report is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of 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 property is located within the San Antonio International Airport Vicinity Plan and is currently designated as Community Commercial. The request for “C-2” base zoning district is consistent with the surrounding land use.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the commercial uses of the surrounding properties.

3. Suitability as Presently Zoned:

The current “R-5” and “MF-40” base zoning districts are not appropriate for the surrounding area. The subject property is bounded by commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The request for zoning would provide infill to the vacant buildings currently existing on the property.

5. Public Policy:

The request does not appear to conflict with any public policy objective because the request is consistent with

the plan.

6. Size of Tract:

The subject property measures 1.071 acres which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

Current structures on the subject property will require review by The Office of Historic Preservation prior to demolition.