



City of San Antonio

Legislation Details (With Text)

File #: 16-4876

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/20/2016

Title: ZONING CASE # Z2016224 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay on a 0.45 acre out of NCB 10938 and a 0.51 acre out of NCB 10938, located at 712 and 734 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16065).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-224

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016224
(Associated Plan Amendment 16065)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Requested Zoning: "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: John and Melanie Chaney

Applicant: Melanie Chaney

Representative: Melanie Chaney

Location: 712 and 734 Hot Wells Boulevard

Legal Description: 0.45 acre out of NCB 10938 and a 0.51 acre out of NCB 10938

Total Acreage: 0.96

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

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-3

Current Land Uses: Commercial building

Direction: West

Current Base Zoning: R-4, C2NA CD

Current Land Uses: Single-Family Residential, Commercial Building

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-4, R-4

Current Land Uses: Vacant Land, Single-Family Residential

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: Hot Wells Boulevard

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: IH 37 S

Existing Character: Highway

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #51 and #82 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The application refers to the development of a commercial use. Parking requirements will be determined at the time of building permit application.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment

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 South Central San Antonio Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Community Commercial. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-4" base zoning districts are appropriate for the subject property's location. The requested zoning district of "C-2 NA" is also appropriate for the subject property's location.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.96 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The properties that are located around the subject property include several commercial properties that the applicant owns. The proposed zoning will not significantly alter the land use pattern and character of the immediate area and supports the South Central San Antonio Community Plan purpose to encourage a balance of new development and redevelopment of target areas.