



City of San Antonio

Legislation Details (With Text)

File #: 14-400

Type: Zoning Case

In control: City Council A Session

On agenda: 3/20/2014

Title: ZONING CASE #Z2014075 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 17.19 acres out of NCB 15826 located at a portion of the 5200 Block of Eisenhower Road. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Commission Minutes, 3. Draft Ordinance, 4. Ordinance 2014-03-20-0191

Date	Ver.	Action By	Action	Result
3/20/2014	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2014075

SUMMARY:

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

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2014

Case Manager: Tony Felts, Planner

Property Owner: Neighborhood Revitalization Initiative, Ltd (by Gordon Hartman, Member, GH Industries Management, LLC, General Partner, Gordon Hartman Industries, LP, General Partner)

Applicant: Neighborhood Revitalization Initiative, Ltd (by Gordon Hartman, Member, GH Industries Management, LLC, General Partner, Gordon Hartman Industries, LP, General Partner)

Representative: George Weron, P.E.

Location: A portion of the 5200 Block of Eisenhower Road

Legal Description: 17.19 acres out of NCB 15826

Total Acreage: 17.19

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: East Camelot 1 Neighborhood Association and East Village Neighborhood Association are both located within 200 feet of contiguous property owned by the subject property owner.

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1984 case, the property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. The property was platted into its current configuration in 1991 (volume 9524, page 4 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: The subject property slopes slightly to the south, toward Rosillo Creek which runs through the southeast portion of the property. A small portion of the property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: “C-2”

Current Land Uses: Apartments

Direction: Northeast, East, South and West

Current Base Zoning: “C-2” and “R-5”

Current Land Uses: Undeveloped land and Rosillo Creek

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: Eisenhower Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with a center turn lane and sidewalks on the north side of the road

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 630, which operates along Midcrown Drive far west 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 a single-family residential development. Minimum requirement: 1 space per unit. There is no maximum allowance.

ISSUE:

None.

ALTERNATIVES:

Denial of the request will result in the subject property retaining the existing “C-2” Commercial base zoning district, and development of the proposed single-family residential development will be prohibited.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (10-0) recommend approval.

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

1. Consistency:

The subject property is not located within any neighborhood or future land use plan. The requested “R-4” zoning district is generally consistent with the surrounding land uses. Although much of the zoning in the immediate vicinity is commercial, many of the existing uses are both residential and commercial in nature.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested “R-4” district on neighboring properties.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate as the surrounding land uses are both commercial and residential in nature. The property is located in an area that is predominately undeveloped. Although single-family residential uses are not encouraged with frontage along an arterial thoroughfare, the size of the subject property will allow the development of internal residential streets for future residential lots.

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

6. Size of Tract:

The subject property is 17.19 acres in area, large enough to accommodate the uses permitted in the “R-4” base zoning district. Without accounting for future right-of-way, the gross acreage of the subject property will allow a maximum of 189 dwelling units. The rezoning application refers to 72 proposed dwelling units.

7. Other Factors:

None.

