



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5113

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 9/19/2017

**Title:** ZONING CASE # Z2017245 (Council District 2): A request for a change in zoning from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Parking Overlay District on 0.1387 acres out of NCB 1205 located in the 500 Block of Runnels Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17073)

**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:** 2

**SUBJECT:**

Zoning Case Z2017245  
(Associated Plan Amendment 17073)

**SUMMARY:**

**Current Zoning:** "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District

**Requested Zoning:** "C-2 EP-1" Commercial Facility Parking/Traffic Control Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 19, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Bexar County Hospital District

**Applicant:** Intelligent Engineering Services, LLP

**Representative:** Cesar Silva

**Location:** 500 Block of Runnels Avenue

**Legal Description:** 0.1387 out of NCB 1205

**Total Acreage:** 0.1387 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** Parks

**Property Details**

**Property History:** The subject property was included in the original 36 square miles of the City of San Antonio and was zoned “C” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-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:** “MF-33”

**Current Land Uses:** Auto Parts & Repair, Single-Family, and Vacant Lot

**Direction:** West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Single-Family Residential

**Direction:** South

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Church, Woodard Park, and Multi-Family Dwellings

**Direction:** East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Medical Clinic

**Overlay and Special District Information:**

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

**Transportation**

**Thoroughfare:** Runnels Avenue

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Dignowity Avenue

**Existing Character:** Local Road  
**Proposed Changes:** None Known

**Public Transit:** The VIA bus route #22 is directly across the street from the subject property and routes #222 and #515 are within walking distance

**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:** Parking requirements are determined by use. Medical Clinics generally allow for Minimum Vehicle Spaces: 1 per 400 sf GFA and Maximum Vehicle Spaces: 1 per 100 sf GFA.

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. The current zoning of “MF-33” Mutli-Family District allows Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero lot line dwelling, with a maximum density of 33 units per acre as well as an assisted living home, skilled nursing facility, foster family home, public and private school.

**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 Government Hill Neighborhood Plan, and is currently designated as “Medium Density Residential” and “Neighborhood Commercial” 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 change the land use classification from “Medium Density Residential” and “Neighborhood Commercial” 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. The applicant requests this zone change in order to compliment the new construct construction of a medical clinic on the remaining property and allow for an added buffer to the adjacent residential uses.

**3. Suitability as Presently Zoned:**

The current “MF-33” base zoning district is appropriate for the subject property’s location, however, the property is currently vacant, and the proposed “C-2” will allow additional services to the surrounding community.

**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 as it supports the Government Hill Neighborhood Plan to redevelop and revitalize the neighborhood.

**6. Size of Tract:**

The subject property totals 0.1387 acres in size, which will add additional accommodations for the uses permitted in “C-2” Commercial District.

**7. Other Factors:**

The adjacent property was zoned “C-2” Commercial on April 6, 2017 for construction of a medical clinic. The added property is needed for site parking.