



City of San Antonio

Legislation Details (With Text)

File #: 16-2529

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/19/2016

Title: ZONING CASE # Z2016118 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 24 and C, Block A, NCB 7787 and 0.099 acres out of NCB 7787, located at 156, 158, and 160 Koepke Avenue. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16032)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-118 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016118

(Associated Plan Amendment 16032)

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 19, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Isabel Valladares-Espinoza, William Gonzaba, 720 GMG Partners, Ltd.

Applicant: Gil Vargas

Representative: Walter Serna

Location: 156, 158, and 160 Koepke Avenue

Legal Description: Lots 24 and C, Block A, NCB 7787 and 0.099 acres out of NCB 7787

Total Acreage: 0.360

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed within City limits on September 23, 1944, (Ordinance # 1391). According to available records, the subject property was zoned "D" Apartment District. The subject property was then rezoned to Temporary "R-1" Single-Family Residence on April 11, 1996, (Ordinance # 80810). Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "R-6" Residential Single-Family District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-20, R-6, RM-4, C-1, C-2

Current Land Uses: Single-Family Residences, Medical Offices, Vacant

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-2NA

Current Land Uses: Medical Offices, Salon, Upholstery Shop

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: Koepke Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Routes 44 and 243 have stops along Pleasanton Road within close proximity to 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: Medical - clinic (physician and/or dentist) - Minimum Vehicle Spaces: 1 per 400 sf GFA; Maximum Vehicle Spaces: 1 per 100 sf GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “R-6” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an alternate recommendation of “C-1 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for a Noncommercial Parking Lot.

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 designated as Low Density Residential. The requested "C-2" base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Mixed Use. Staff recommends approval. Planning Commission recommends Denial.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The recommended zoning will allow parking for commercial uses for the adjacent medical office.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is appropriate for the subject property. However, the recommended “C-1” zoning district is suitable as the subject property is located adjacent to other commercial zoning and on the perimeter of the residential neighborhood. The subject property is also located near Pleasanton Road, a major thoroughfare with high traffic volumes, making “C-1” an appropriate zoning designation. The requested “C-2” zoning is too intense to abut “R-6” at this 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 request does not appear to conflict with any public policy objective. The zoning request fulfills the goals of the South Central Plan, as the plan recommends parking to be located in the rear of commercial buildings and attracting investors for vacant land and buildings available for development. Under the South Central Plan, “C-1” is recommended buffer between residential zoning and more intense commercial zoning.

6. Size of Tract:

The subject property is 0.360 acres in size, which accommodates the proposed development for adequate parking for commercial uses.

7. Other Factors:

A site plan would be required should the Zoning Commission consider the alternate recommendation of “C-1 S” Specific Use Authorization for a Noncommercial Parking Lot.