



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2738

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 4/3/2018

**Title:** (Continued from 03/20/18) ZONING CASE # Z2018119 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.425 acres out of NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18036)

**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:** 3

**SUBJECT:**

Zoning Case Z2018119  
(Associated Plan Amendment 18036)

**SUMMARY:**

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

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 3, 2018. This case is continued from the March 20, 2018 Zoning hearing.

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Nilkanth Limited Partnership

**Applicant:** Eric L. Davis Engineering, Inc.

**Representative:** Charles Campbell

**Location:** 740 Hot Wells Boulevard

**Legal Description:** 1.425 acres out of NCB 10938

**Total Acreage:** 1.424

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The subject property was rezoned from "A" Temporary Residence District to "B" Residence District by Ordinance 24277, dated January 24, 1957. The property converted from "B" Residence District to the current "R-4" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3"

**Current Land Uses:** Motel; Restaurant

**Direction:** East

**Current Base Zoning:** "O-2" and "C-2"

**Current Land Uses:** Motel

**Direction:** South

**Current Base Zoning:** "R-4"

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

**Direction:** West

**Current Base Zoning:** "C-2NA"

**Current Land Uses:** Vacant

**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:** Secondary Arterial Type B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property. Routes served: NA

**Thoroughfare:** IH78/US281

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property. Routes served: NA

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

**Parking Information:**

The minimum parking requirement for hotels/motels is 0.8 per room plus 1 per 800 sf of public meeting area and restaurant space

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-4”. The “R-4” zoning district allows for single-family dwelling with a minimum lot size of 4,000 square feet as well as, a foster family home, and a public and/or private school.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Brooks Regional Center. The property is also located within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with alternate recommendation for “C-2 S” Commercial with a Specific Use Authorization for a Hotel.

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

**1. Consistency:**

The subject 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-3” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Low Density Residential” to “Regional Commercial” to accommodate the proposed rezoning. Staff recommended Denial of the Plan Amendment, with alternate recommendation for “Community Commercial”. On March 28, 2018 the applicant amended his request to “Community Commercial” and the Planning Commission recommended Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “C-3” General Commercial base zoning district is too intense for the area, which consists of residential properties, motels, and commercial uses. Staff recommends a “C-2” base zoning district, which is more consistent with the area than “C-3”. The “S” will allow the proposed use for a Hotel and allows for additional regulations if necessary.

**3. Suitability as Presently Zoned:**

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The adjacent properties carry the “C-2”, “C-2NA”, “R-4”, and “O-2” base zoning districts.

**4. Health, Safety and Welfare:**

Staff has found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the South Central San Antonio Community Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P1: Incentivize the development of housing and employment uses in the city’s priority growth areas.

H P30: Ensure infill development is compatible with existing neighborhoods.

While the property is more suited to commercial development than its current zoning and future land use, the regional commercial land use has too high an intensity in comparison to the surrounding properties. A less intense future land use category and zoning would be more appropriate.

Staff Recommends Alternate Recommendation: This property is more suited to community commercial and its associated zoning. There are no other regional commercial land uses adjacent to the property and it is in proximity to an established neighborhood.

**6. Size of Tract:**

The subject property is 1.425 acres, which would adequately support a commercial development.

**7. Other Factors:**

The applicant proposes to construct a hotel similar to others that exist in the area.