



City of San Antonio

Agenda Memorandum

File Number: 15-6069

Agenda Item Number: Z-12.

Agenda Date: 12/17/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015271

SUMMARY:

Current Zoning: "R-4 GC-2 AHOD" Residential Single-Family Highway 151 Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 17, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Daryl Wayne Shelton

Applicant: Daryl Wayne Shelton

Representative: Daryl Wayne Shelton

Location: 258 Ardmore Street

Legal Description: 0.146 acres of land out the South 120 feet of Lots 1 and 2, Block 13, NCB 8997, save and except the five foot (5') portion deeded to the City of San Antonio

Total Acreage: 0.146

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Community Workers Council

Planning Team: West/ Southwest Sector Planning Team -34

Applicable Agencies: N/A

Property Details

Property History: The subject property was original annexed to the City of San Antonio on October 12, 1944 (Ordinance 1448) and was zoned “C” Apartment District. On December 1, 1988 the property was rezoned (Ordinance 68428) to “R-7”. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District. Then in April 5, 2005, Ordinance 100774, added “GC-2” Highway 151 Gateway Corridor Overlay District to the property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: C-2NA, C-1 CD, R-4 CD, R-4

Current Land Uses: Auto Shop, Vacant Lots, Single-Family Homes.

Direction: West, South

Current Base Zoning: C-3 R, L-1, R-4

Current Land Uses: Office, Vacant Land, Single-Family Homes.

Overlay and Special District Information: The subject property and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

The Subject property and all surrounding properties, carries the “Gateway Corridor (GC-2) Highway 151 Overlay District provides site development standards for properties within 1,000 feet of Highway 151. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: South Acme Road

Existing Character: Secondary Arterial Type B 70’ - 86’

Proposed Changes: None known.

Thoroughfare: Ardmore Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: There is a VIA bus stop (route 75), located at the intersection of South Acme Road and Ardmore Street, adjacent 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:

FOOD - Restaurant or cafeteria: Minimum Vehicle Spaces: 1 per 100 sf. GFA. Maximum Vehicle Spaces: 1 per 40 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

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 West / Southwest Sector Plan and is designated as “General Urban Tier.” The requested "C-1" base zoning district is consistent with the adopted land use designation. The property is adjacent to similar and more intense land uses and the property is located adjacent to a major thoroughfare. Therefore, the requested “C-1” base zoning is appropriate for this location.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed rezoning will provide the community with a food business within walking for the adjacent business and residents. The proposed redevelopment is adjacent to a major thoroughfare and there are more intense land uses surrounding the property. The new zoning will place a business on a vacant land.

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 proposed development meets the values, and goals of the West / Southwest Sector Plan. The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.146 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

Per Section 35-310.10 of the UDC, “C-1” Light Commercial uses have the following design criteria: the maximum building footprint for a single building is 5,000 square feet, parking should be located in the rear of the principal use or principal building, and buildings shall contain ground level fenestration which conforms to the commercial urban design standards, subsection 35-204 (o)(6) of the UDC.