



City of San Antonio

Agenda Memorandum

File Number: 16-1060

Agenda Item Number: Z-18.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016041

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Jose M. Benites w/ JMB SA Properties LLC

Applicant: Katherine Lopez (Big Red Dog Engineering)

Representative: Katherine Lopez (Big Red Dog Engineering)

Location: 361 Teresa Street at Interstate 35 Access Road

Legal Description: 0.2921 acres of land out of NCB 2838 and NCB 6673

Total Acreage: 0.2921

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Planning Team: South Central San Antonio Community Plan

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was within the City of San Antonio boundaries in 1938 and was originally zoned “C” Apartment District. Upon adoption of the 1965 Unified Development Code, the zoning designation converted to “R-3.” In a 1996 city-initiated area-wide rezoning case, the property was rezoned to “R-7” Single-Family Residential District. Upon adoption of the 2001 Unified Development Code, the “R-7” converted to the current “R-4” Single-Family Residential District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3R, R-6

Current Land Uses: Freeway Access Road, Vacant Commercial Property

Direction: South

Current Base Zoning: C-1, R-4

Current Land Uses: Restaurant, Sign Shop, Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Residential, Residential

Direction: West

Current Base Zoning: None

Current Land Uses: Freeway Access Road, Freeway

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.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Teresa Street

Existing Character: Local Street, one lane in each direction, no sidewalks

Proposed Changes: None known

Thoroughfare: Rochambeau Street

Existing Character: Local Road, one lane in each direction, no sidewalks

Proposed Changes: None known

Thoroughfare: IH-35

Existing Character: Freeway
Proposed Changes: None known

Public Transit: VIA bus route #46 stops at the corner of West Malone Avenue and Fayette Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District eliminates off street vehicle parking requirements. The site plan indicates that the proposed office space of the building will be lifted up one story in order to accommodate parking spaces on the ground floor level.

ISSUE:
None.

ALTERNATIVES:
Denial of the proposed zoning will result in the subject property retaining the “R-4” base zoning districts.

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 South Central San Antonio Community Plan and is currently designated as Neighborhood Commercial in the land use component of the plan. The requested “IDZ” base zoning district with uses permitted in O-1 “Office District” is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is suitable with properties to the east, but is not appropriate due to the property being adjacent to a major freeway access road on the west.

4. Health, Safety and Welfare:

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Staff finds that the proposed zoning change imposes no adverse effect on any public policy objective. The proposed zoning change supports the goal outlined in the South Central Community Plan because the Plan recommends neighborhood commercial uses, such as an office building, as an appropriate buffer between the low density residential development located directly to the east of the property and the freeway located to the west of the property.

6. Size of Tract:

The 0.2921 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.