



City of San Antonio

Agenda Memorandum

File Number: 16-1121

Agenda Item Number: Z-11.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015225
(Associated Plan Amendment 15059)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 18, 2015. This case is continued from the July 21, 2015 and August 4, 2015 hearings.

Case Manager: Shepard Beamon, Planner

Property Owner: John R. Cermin

Applicant: Thomas Flores

Representative: Thomas Flores

Location: 218 Betty Jean Street

Legal Description: Portion of Lot 8, all of Lot 9, and a portion of Lot 10, Block 5, NCB 7582

Total Acreage: 0.826

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Highland Hills; Hot Wells

Planning Team: South Central San Antonio Community Planning Team (15)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on August 3, 1944 (Ordinance # 1256). The property was then zoned “D” Apartment District (Ordinance # 6846) on March 18, 1948. Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to “MF-33” Multi-Family 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: MF-33, C-3R

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residences, Multi-Family Residences

Direction: South

Current Base Zoning: MF-33, C-2

Current Land Uses: Multi-Family Residences, Vacant Lot

Direction: West

Current Base Zoning: MF-33, C-2NA, C-3R

Current Land Uses: Single-Family Residences, Convenient Store

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: Betty Jean Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: S New Braunfels Avenue

Existing Character: Primary Arterial Type B 70'- 120'

Proposed Changes: None known

Public Transit: There is a VIA bus stop located at the intersection of S. New Braunfels Avenue and Betty Jean Street along bus route 20.

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: Any future development of the property will reference Table 526-3b in Parking under Non-Residential Use Districts, in the Unified Development Code.

ISSUE:

None

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "MF-33" Multi-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval pending Plan Amendment. Zoning Commission recommends Denial (9-0).

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 designated as Low Density Residential. The requested "C-2" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Community Commercial. Staff and Planning Commission recommended Approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning request. The proposed use is consistent with the established development pattern along South New Braunfels Avenue, a Primary Arterial Type B 70'- 120' thoroughfare.

3. Suitability as Presently Zoned:

The existing "MF-33" base zoning is not appropriate for the surrounding area.

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.

6. Size of Tract:

The 0.826 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.