



City of San Antonio

Agenda Memorandum

File Number: 16-5587

Agenda Item Number: Z-21.

Agenda Date: 12/1/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016264

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Evander Partners

Applicant: Evander Partners

Representative: Kaufman & Killen, Inc

Location: 610 East Ramsey Road

Legal Description: Lot 15, 16, 17, and 18, Block 6, NCB 11970

Total Acreage: 2.14

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Crownhill Park Neighborhood Association

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952. A portion of the property was previously zoned “B” Residence District and the remaining portions were zoned “B-1” Business District and “B-3” Business District (Ordinance 53095). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-4” Residential Single-Family District, “C-1” Light Commercial District and “C-3” General Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Parking Garage and High Rise Office

Direction: West

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-4

Current Land Uses: Alamo Heights Tennis Center and Edwards T. Robinson School

Direction: East

Current Base Zoning: C-1 and C-3

Current Land Uses: Vacant Lot

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: East Ramsey Road

Existing Character: Secondary Arterial

Proposed Changes: None known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

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

Parking Information: Parking is based on the use of the property; if Retail and Services will be the intended uses, the minimum vehicle spaces are: 1 per 300 sf GFA and the maximum vehicle spaces are: 1 per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4", "C-1" and "C-3" base zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested "C-2" Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-1" and "C-3" base zoning districts are appropriate for the subject property's location; however, the "R-4" is inconsistent with the surrounding commercial uses and is not an ideal location for residences.

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 rezoning request does not appear to conflict with any public policy objective as the request is consistent with the plan.

6. Size of Tract:

The subject property totals 2.140 acres in size, which reasonably accommodates the uses permitted in "C-2" Commercial District.

7. Other Factors:

None.