



City of San Antonio

Agenda Memorandum

File Number: 18-1534

Agenda Item Number: 16.

Agenda Date: 2/6/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018045

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Daniel Hazlett, Planner

Property Owner: Annabelle Valle

Applicant: Annabelle Valle

Representative: Annabelle Valle

Location: 718 West Baylor Street

Legal Description: Lot 8 except the northwest 11.34 feet, Block 4, NCB 2607

Total Acreage: 0.1664

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Collins Gardens Park, Texas Department of Transportation

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "B" Business District. There was a large area rezoning which changed the property from "B" to the current "R-5" Residential Single-Family District by Ordinance 76368, dated August 27, 1992.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Collins Garden Park

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: "C-3R"

Current Land Uses: Office

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: West Baylor Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Nogalitos Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 51, 54 and 251 are within walking distance of 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:

The minimum parking spaces required varies depending on the commercial use of the property.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-5”, which permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center. The subject property is not within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 Nogalitos/South Zarzamora Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-2” 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. The proposed rezoning to “C-2” base zoning is consistent with the development trends of the area.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The properties in the area are a mix of single-family residences as well as commercial uses. The adjacent “C-3R” General Commercial Restrictive Alcohol Sales is much more intense for the area. The proposed “C-2” compliments the area and is a good buffer to the existing “R-5”.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning is requested in order to develop the property into a commercial business.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Nogalitos/South Zarzamora Community Plan. The area has developed into a mix of single-family residences and commercial businesses. The property faces Nogalitos Street which is a secondary arterial road. The future land use of the property and neighborhood properties is “Mixed Use”.

Relevant Goals and Objectives of Nogalitos/South Zarzamora Community Plan:

- Goal 3: Economic Development - Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents’ daily needs and bring vitality to the area.

- Objective 3.1: Diverse Businesses Attract and support a variety of businesses in a walkable, mixed-use environment.

6. Size of Tract:

The subject property is 0.1664 of an acre, which should reasonably accommodate a small scale commercial business.

7. Other Factors:

None.