



City of San Antonio

Agenda Memorandum

File Number:14-424

Agenda Item Number: Z-2.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2014090

SUMMARY:

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

Requested Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2014

Case Manager: Krystin Ramirez, Planning Technician

Property Owner: Arnold C. Uribe

Applicant: Arnold C. Uribe

Representative: Arnold C. Uribe

Location: 1618 West Hildebrand Avenue

Legal Description: Lot 10, Block 80, NCB 2798

Total Acreage: 0.1263

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Keystone Neighborhood Association; Los Angeles Heights Neighborhood Association is located within 200 feet.

Planning Team: Near Northwest Community Plan (18)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “B” Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-4” Residential Single-Family District. The subject property contains a two-family residence that measures 1046 square feet and was built in 1940.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “C-1”, “R-4” and “C-2”

Current Land Uses: Offices, single-family residences, daycare, television repair and a church

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 Hildebrand Avenue

Existing Character: Second Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Buckeye and West Lullwood Avenue

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 509 and 651 operate along West Hildebrand Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to a proposed electronic repair service.

Electronic Equipment - Repair: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the request will result in the subject property retaining the current residential zoning classification, prohibiting the proposed commercial use.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 subject property is located within the Near Northwest Community Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested “NC” base zoning district is consistent with the adopted land use designation. Neighborhood Commercial encourages professional services and small-scale retail uses located where an existing commercial area has been established to serve the immediate surrounding residential neighborhood.

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 area includes many light commercial and neighborhood commercial uses. The property is located along a Secondary Arterial Type B. This portion of Hildebrand Avenue was originally developed with residential uses; however, the area has been transitioning to small offices and retail stores.

3. Suitability as Presently Zoned:

The “R-4” base zoning district is not consistent with the adopted land use designation. The current zoning is not appropriate for the subject property given the surrounding pattern of zoning and development.

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 subject properties total 0.1263 of an acre in size, which should reasonably accommodate the uses permitted in “NC”. The small size of the property will serve to limit the scale and intensity of any future commercial use.

7. Other Factors:

None.