



City of San Antonio

Agenda Memorandum

File Number: 14-2786

Agenda Item Number: Z-11.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2014212

SUMMARY:

Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 21, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: Showcase Custom Homes of Texas, Inc. (by Gene A. Liguori, Vice President)

Applicant: KLove Engineering, LLC (Jose M. Cantu, PE)

Representative: KLove Engineering, LLC (Jose M. Cantu, PE)

Location: A portion of the 6000 Block of Medina Base Road

Legal Description: Parcel 37A, NCB 15259

Total Acreage: 5.524

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: People Active in Community Effort (P.A.C.E)

Planning Team: United Southwest Communities Plan-29

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 2001 case, the property was rezoned to “R-1A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "NP-8" Neighborhood Preservation District. The property is not platted and is currently undeveloped.

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: “R-6”

Current Land Uses: Vacant, Single-Family Residences and Church

Direction: South

Current Base Zoning: “NP-8”

Current Land Uses: Single-Family Residences and vacant

Direction: East

Current Base Zoning: “MF-33”, “NP-8” and “C-3”

Current Land Uses: Vacant and Multi-Family Residences

Direction: West

Current Base Zoning: “C-3” and “R-6”

Current Land Uses: Vacant

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: Five Palms Drive

Existing Character: Collector; one lane in each direction with sidewalks and a bicycle lane

Proposed Changes: None known

Thoroughfare: Medina Base Road

Existing Character: Secondary Arterial Type A 86’; one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 614 and 619 operate along Five Palms Drive, with multiple stops adjacent to the subject property.

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 for commercial uses are typically determined by building size and use. The rezoning application generally referred to commercial uses, therefore the parking

requirement cannot be calculated at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current neighborhood preservation zoning; the subject property would not be able to be developed for commercial uses, but rather remain undeveloped or developed for large lot residential.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (10-0) recommend approval, pending the plan amendment.

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 United Southwest Communities Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “C-2” Commercial District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Community Commercial. The Community Commercial designation is meant to accommodate commercial development located along arterial roads. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property’s location at the intersection of an arterial thoroughfare and a collector street makes medium intensity commercial development appropriate. Where “C-2” zoning abuts residential zoning and/or uses, building setbacks and landscape buffer will apply.

3. Suitability as Presently Zoned:

The current residential zoning district is not appropriate for the subject property. The subject property is located along an arterial road which generally accommodates commercial uses. This portion of Five Palms Drive is an emerging corridor evolving from vacant and single-family residential uses into commercial and multi-family residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse impacts on the public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 5.524 acres in size, which should be able to reasonably accommodate the commercial uses permitted in the “C-2” district, along with required parking and landscaping.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area requiring notification of the zoning request be sent to the United States Air Force. Comments issued by the Joint Base San Antonio indicate no opposition to the zoning change request and proposed project.