



City of San Antonio

Agenda Memorandum

File Number: 14-2882

Agenda Item Number: Z-24.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2015025

SUMMARY:

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

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 2, 2014

Case Manager: Pedro Vega, Planner

Property Owner: Jeff D. Carruthers

Applicant: Kishore J. Samtani

Representative: Kishore J. Samtani

Location: 11410 Rendezvous Drive

Legal Description: Lot 33, NCB 13847

Total Acreage: 0.32

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1963 and was originally zoned "Temp A" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The property is developed with a commercial structure measuring 1,800 square feet in size that was built in 1965. The property was platted into its current configuration known as the Airport Industrial Park Subdivision. The applicant has indicated to staff that the purpose of the zoning change is to allow an office, warehouse and bakery uses.

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

Adjacent Zoning and Land Uses

Direction: Northeast

Current Base Zoning: "R-5"

Current Land Uses: Office/Warehouses, Repair and Contractor Services Offices and Industrial Uses

Direction: Northwest across Rendezvous Drive

Current Base Zoning: "R-5"

Current Land Uses: Offices, Warehouses and Repair Services

Direction: Southeast

Current Base Zoning: "C-3"

Current Land Uses: Hotel

Direction: Southwest

Current Base Zoning: "R-5"

Current Land Uses: Repair and Contractor Services, Offices, Industrial and Manufacturing Uses

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: Rendezvous Drive

Existing Character: Local Street; one way in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: East Turbo Drive

Existing Character: Local Street; one way in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Braniff Drive

Existing Character: Local Street; one way in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 648 line, which operates southwest of the subject property along West Rhapsody.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-5” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the December 2, 2014 public hearing.

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 San Antonio International Airport Vicinity Land Use Plan and is identified as Business Park in the future land use component of the plan. The “C-3” General Commercial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-3" General Commercial District will not likely have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from general industrial district and general commercial to residential.

3. Suitability as Presently Zoned:

The existing "R-5" Residential Single-Family District is not consistent with the adopted “Business Park” land use designation. The current "R-5" Residential Single-Family District is not representative of the uses in this area.

When the 2001 Unified Development Code was adopted many areas of the City of San Antonio that were previously zoned under the 1938 code. As a result, many of the uses in these areas were zoned inappropriately.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare related to the "C-3" General Commercial District request.

The existing commercial use does not comply with the current Residential Single-Family District of "R-5" and is now nonconforming. The property owner seeks to bring the property into compliance through rezoning.

5. Public Policy:

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

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The 0.32-acre tract is of sufficient size to accommodate the requested "C-3" General Commercial District as well as parking.

7. Other Factors:

The applicant requests "C-3" as the base zoning district for the property in order to allow for office, warehouse and bakery uses. Staff finds the requested "C-3" General Commercial District zoning to be appropriate and in character with some of the surrounding zoning.

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. No comments have been received.

While the "C-3" General Commercial District could impose buffer requirements on new development of abutting properties, the surrounding properties are fully developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.