



City of San Antonio

Agenda Memorandum

File Number: 15-1276

Agenda Item Number: Z-5.

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015038

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 25 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lots 10, 11, and 12

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 20, 2015

Case Manager: Brenda V. Martinez, Planner

Property Owner: Pompa Capital, LLC (Phil Pompa, President)

Applicant: Rey Gonzalez, P. E.

Representative: Rey Gonzalez, P. E.

Location: 5551 Randolph Boulevard and 138 Roundtree Lane

Legal Description: Lot 10, 11, 12 & 25, Block 1, NCB 13758

Total Acreage: 0.7197

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1964 and was originally zoned “Temporary A” Temporary Single-Family Residence District. On April 6, 1967 the subject property was rezoned to “R-1” Single-Family Residence District and “B-2” Business District by the City Council, Ordinance #35308. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single-Family District and “C-2” Commercial District, respectively. The property currently contains an office building and storage warehouse.

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 and East

Current Base Zoning: “R-6” and “C-3”

Current Land Uses: Single-family residences, vacant property, restaurant, auto sales and repair

Direction: South and West

Current Base Zoning: “C-2”, “MF-33” and “R-6”

Current Land Uses: Mobile homes, motel, office, single-family residences and multi-family apartments

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: Randolph Boulevard

Existing Character: Primary Arterial Type A; two lanes in each direction

Proposed Changes: None known

Thoroughfare: Roundtree Lane

Existing Character: Local Street; one lane in each direction with sidewalks on each side

Proposed Changes: None known

Public Transit: The nearest VIA bus line is 21, which operates along Randolph Boulevard.

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 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:

Denial of the requested zoning change would result in the subject property retaining the current “R-6” and “C-2” zoning designations.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) 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 not located within a neighborhood, community or sector plan. The requested “C-3” use is consistent with surrounding uses on Randolph Boulevard and the current use of the property. All surrounding uses fronting Randolph Boulevard are general intensive commercial uses. Conversely, the portion of the property fronting Roundtree Lane is not consistent with surrounding single-family residential uses. This portion is already developed as a storage warehouse and contains a large metal fence that is not in compliance with the Unified Development Code.

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-2” and “R-6” base zoning districts are not appropriate for the subject properties given that the “R-6” area is developed as a storage warehouse.

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.

6. Size of Tract:

The subject property totals 0.7197 acres in size, which adequately accommodates the uses permitted in “C-3” and “C-2”.

7. Other Factors:

Staff is concerned about the existing fence fronting Roundtree Lane. City Council has authority to grant a fence at maximum height of 8 feet, however, this fence appears to exceed this threshold. All fences are subject to regulations set forth by Section 35-514 or shall request a variance from the Board of Adjustment. Fences shall be constructed of wood, chain link, stone, rock, concrete block, masonry brick, brick, decorative wrought iron or other material(s) which are similar in durability.

Any development that would occur on the subject property requires a “B” Landscaping Bufferyard for the adjoining properties zoned “R-6”, which mandates a minimum bufferyard width of fifteen (15) feet.