



City of San Antonio

Legislation Details (With Text)

File #: 16-2750
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/3/2016
Title: ZONING CASE # Z2016135 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay on 3.00 acres of land out of NCB 13663 generally located in the 8400 Block of Charles Katz Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-135 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2016135

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: May 3, 2016

Case Manager: Erica Greene, Planner

Property Owner: The San Antonio Medical Foundation (Jim Reed, President)

Applicant: Ronald McDonald House Charities of San Antonio, Texas, Inc.

Representative: Kaufman & Killen, Inc.

Location: 8400 Block of Charles Katz Drive.

Legal Description: 3.00 acres of land out of NCB 13663

Total Acreage: 3.00

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" 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.

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

Current Base Zoning: R-5

Current Land Uses: Drainage Easement

Direction: West

Current Base Zoning: R-5

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-3 NA

Current Land Uses: Medical Research Center

Direction: East

Current Base Zoning: R-5

Current Land Uses: New Building (Under Construction)

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: Charles Katz Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Floyd Curl Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: There is #100 VIA bus stop on Charles Katz Drive 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: Service (Rooming House): Parking lot requires a minimum of 1per guest room plus 2 spaces for owners section and does not require a maximum of spaces.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

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 property is located within the North Sector Plan, and is currently designated as Regional Center in the future land use component of the plan. The requested "C-2" Commercial 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.

3. Suitability as Presently Zoned:

The current "R-5" base zoning district is appropriate for the subject property's location. The requested zoning district of "C-2" is also appropriate for the subject property's location.

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 land use goals and strategies of the North Sector Plan that focuses on Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.

6. Size of Tract:

The subject property totals 3.00 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant proposes a rooming house on the subject property. The adjacent property is zoned “C-3 NA” General Commercial Non-Alcoholic Sales will act as a buffer to the surrounding “R-5” Residential Single-Family properties. The request to rezone the subject property will make the land uses more compatible with one another.