



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4027

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/19/2016

**Title:** ZONING CASE # Z2016198 CD (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.758 acres out of NCB 1549, located at 223 Yucca Street. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-198 CD Location Map, 2. Z2016198 CD Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016198 CD

**SUMMARY:**

**Current Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**Requested Zoning:** "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 19, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Service Life & Casualty Insurance Company

**Applicant:** Land Use Solutions

**Representative:** Michele Haussmann

**Location:** 223 Yucca Street

**Legal Description:** 0.758 acres out of NCB 1549

**Total Acreage:** 0.758

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The subject property was within the City of San Antonio boundary in 1938 and was originally zoned "R-2" Residential District. Upon adoption of the 2001 Unified Development Code, the base zoning converted to the current "RM-4" Residential Mixed District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** RM-4, C-3NA

**Current Land Uses:** Vacant Land, Non-Profit Organization

**Direction:** South

**Current Base Zoning:** RM-4, NP-10

**Current Land Uses:** Single-Family Residential, Church

**Direction:** East

**Current Base Zoning:** C-3NA

**Current Land Uses:** Non-Profit Organization

**Direction:** West

**Current Base Zoning:** RM-4, R-4

**Current Land Uses:** Single-Family Residential

**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:** Yucca Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA bus route #30 at the intersection of Hackberry Street and Denver Street west 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:** The applicant proposes to build a non-commercial parking lot with approximately 52 parking spaces. Two of the spaces will be handicap accessible.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present “RM-4” base zoning district designation.

**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 subject property is located within Denver Heights Community Plan and is currently designated as Public Institutional in the future land use component of the plan. There is no change in the base zoning; therefore, no finding of consistency is necessary.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The subject property is undeveloped. The zoning request will not change the base zoning.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The request will improve parking conditions at the neighboring property which is a non-profit organization that provides services to help veterans and citizens gain life skills.

**5. Public Policy:**

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

**6. Size of Tract:**

The subject property measures 0.758 acres and is sufficient to accommodate the proposed non-commercial parking lot.

**7. Other Factors:**

According to Section 35-422(e)(3), the following conditions apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Should the Zoning Commission decide to recommend approval, staff recommends the following conditions in lieu of Section 35-422(e)(3):

- A. A 10 foot Type A landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses.
- B. Any on-site lighting shall be directed onto the site and point away from any residential zoning or uses.
- C. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.
- D. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.
- E. Hours of operation shall be limited to the hours of operation of the neighboring non-profit organization for which the non-commercial parking lot will be used.