



City of San Antonio

Legislation Details (With Text)

File #: 17-1942
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/7/2017
Title: ZONING CASE # Z2017062 (Council District 2): A request for a change in zoning from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control District to "C-2 EP-1" Commercial Facility Parking/Traffic Control District on Lots 1-16, Block 9, NCB 1206, located at 601 Runnels Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17019)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017062
(Associated Plan Amendment 17019)

SUMMARY:

Current Zoning: "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control District

Requested Zoning: "C-2 EP-1" Commercial Facility Parking/Traffic Control District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Bexar County Hospital District

Applicant: University Health System

Representative: Cesar Silva, Director of Facilities at University Health System

Location: 601 Runnels Avenue

Legal Description: Lots 1-16, Block 9, NCB 1206

Total Acreage: 1.92

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Applicable Agencies: Parks

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned “C” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-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: MF-33

Current Land Uses: Auto Parts & Repair, Single-Family, and Vacant Lot

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Church, Woodard Park, and Apartments

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Single-Family and Vacant Lots

Overlay and Special District Information:

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: Runnels Avenue

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Locke Street

Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Dignowity Avenue
Existing Character: Local Road
Proposed Changes: None Known

Public Transit: VIA route 22 is directly across the street from the subject property on Runnels Avenue.

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: Medical Clinic- Minimum Vehicle Spaces: 1 per 400 sf GFA. Maximum Vehicle Spaces: 1 per 100 sf GFA.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval, pending 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 Government Hill Neighborhood Plan, and is currently designated as High Density Residential in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to change the land use classification from High Density Residential to Community Commercial. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant requests this zone change in order to construct a medical clinic on the subject property. The property is also within close proximity to I-35, a major thoroughfare, and is on a large block that is surrounded by multi-family and single-family uses.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning district is appropriate for the subject property’s location, however, the property is currently vacant, and the proposed “C-2” will provide services to surrounding communities.

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 1.92 acres in size, which will reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.