



City of San Antonio

Legislation Details (With Text)

File #: 18-1779
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/20/2018
Title: ZONING CASE # Z2018083 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18022)
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: 3

SUBJECT:

Zoning Case Z2018083
(Associated Plan Amendment 18022)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Gabriel Hausauer

Applicant: Gabriel Hausauer

Representative: Gabriel Hausauer

Location: 2215 Goliad Road

Legal Description: Lot 19, Block 2, NCB 11950

Total Acreage: 0.52

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed and zoned “B” Residence District by Ordinance 18115, dated September 25, 1952. The subject property converted from “B” to the current “R-4” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”, “R-5”

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Apartment Complex

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"AHOD"

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: Goliad Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Anton Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 34 and 232 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information:

The minimum parking requirement is 2 parking spaces per mobile food establishment unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-4”, which permits single-family dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Brooks Regional Center. The property is not within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the Plan Amendment

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 Highlands Community Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “C-2” Commercial District is not consistent with the future land use designation. The applicant is requesting a land use amendment from “High Density Residential” to “Community Commercial” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

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 proposed rezoning is in an area with a mix of commercial and residential base zoning districts.

3. Suitability as Presently Zoned:

The current “R-4” base zoning is appropriate zoning for the property and surrounding area. The adjacent properties to the north all carry the “R-4” base zoning. The “C-2” commercial zoning district often serves as an adequate and effective buffer to residential uses.

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 proposed rezoning does appear to conflict with the following goals, principles, and objectives of the Highlands Community Plan:

- Goal 1: Economic Development - Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.
- Goal 2: Community Appearance and Neighborhood Character - Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.
- Objective 2.3: Community Appearance and Aesthetics - Improve the physical appearance and landscaping of the business districts and neighborhoods to enhance the pedestrian environment, add to the value of the area, and maintain the character of the Highlands neighborhoods.

6. Size of Tract:

The subject property is 0.52 of an acre, which could reasonably accommodate a small scale food truck park.

7. Other Factors:

The proposed rezoning is requested in order to develop the site for two food trucks.