



City of San Antonio

Legislation Details (With Text)

File #: 18-3301

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/15/2018

Title: (Continued from 05/01/18) ZONING CASE # Z2018151 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single- Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, Block 1, NCB 10110 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18045)

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: 1

SUBJECT:

Zoning Case Z2018151
(Associated Plan Amendment 18045)

SUMMARY:

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

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, Block 1, NCB 10110 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018. This case is continued from the April 17, 2018 and May 1, 2018, Zoning hearings.

Case Manager: Daniel Hazlett, Planner

Property Owner: Boyd Real Estate Investments

Applicant: Boyd Real Estate Investments

Representative: Patrick W. Christensen

Location: 153 Avenue Del Rey

Legal Description: Lot 18, Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110

Total Acreage: 0.5969

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: North Shearer Hills Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject properties were annexed into the City of San Antonio and zoned “B” Residence District by Ordinance 12611, dated August 31, 1950. The properties 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-4 CD”, “C-1 CD”, “I-1”

Current Land Uses: Single-Family Residence, Fourplex, Auto Repair, Parking Lot, Retail Center

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Restaurant, Commercial Storage Building

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Apartment Complex

Direction: West

Current Base Zoning: “MF-33”, “R-4”

Current Land Uses: Apartment Complex, Duplex

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: Avenue Del Rey

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 4 and 204 are 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:

The minimum parking required is dependent on the commercial use.

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 currently accommodates 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. The property also permits duplexes due to the “B” to “R-4” conversion which occurred with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center. The property is within ½ of a mile of the San Pedro 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 North Central Neighborhoods Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-1” Light Commercial District and “C-2” Commercial District are not consistent with the future land use designation. The applicant is requesting a land use amendment from “Low Density Residential” to “Community Commercial” to accommodate the proposed rezoning. Staff recommends Approval of the Plan Amendment. The Planning Commission recommendation is pending the Planning Commission hearing on April 11, 2018.

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 request is in agreement with the current development trend of the area. The “C-1” portion will act as a buffer between the commercial and residential uses.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is not an appropriate zoning for the property. The proximity to industrial base zoning is not a desirable location for single-family residences. The requested “C-1” and “C-2” could act as a buffer between the industrial and 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 not appear to conflict with the goals, objectives, and strategies of the North Central Neighborhoods Community Plan. The plan promotes the maintenance and rehabilitation of properties. The proposed rezoning would permit the expansion of an existing business onto the adjacent vacant lots. The proposed rezoning is consistent with the current development of the surrounding area.

Relevant Goals and Objectives of the North Central Neighborhoods Community Plan:

- GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.
- GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.
- GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

6. Size of Tract:

The subject property is 0.5969 of an acre, which could accommodate commercial uses.

7. Other Factors:

None.