



City of San Antonio

Legislation Details (With Text)

File #: 18-5046
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/4/2018
Title: ZONING CASE # Z2018290 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.21 acres out of NCB 15826, generally located southwest of the Eisenhower Road and Tranquil Dawn intersection. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2018290

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 4, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Neighborhood Revitalization Initiative, LTD

Applicant: Neighborhood Revitalization Initiative, LTD

Representative: Brown & Ortiz, P.C.

Location: Generally located southwest of Eisenhower Road and Tranquil Dawn intersection

Legal Description: 16.21 acres out of NCB 15826

Total Acreage: 16.21

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Bryce Place Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972 and was zoned "B-2" Business District, established by Ordinance 41431. The current "C-2" Commercial District converted from the previous "B-2" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001. The small portion along the eastern property line is currently zoned "R-4" Residential Single-Family District and changed from the previous "C-2" base zoning district, established by Ordinance 2014-03-20-0191, dated March 20, 2014.

Topography: The subject property is located within a Mandatory Detention Area, the Salado Creek Watershed, and a small portion near the southwestern corner is located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Apartments, Vacant Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: C-2

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: C-2

Current Land Uses: Pre-K for S.A. Center

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: Eisenhower Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Tranquil Dawn

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bust stop is within a half-mile on the corner of Eisenhower Road and Midcrown Drive along Bus Routes 629, 630, and 631.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: A Single-Family Dwelling requires a minimum of one (1) parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-2” base zoning district accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

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 not located within a Neighborhood, Community, or Sector Land Use Plan so finding of Consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The area directly to the east was rezoned in 2014 to develop single-family dwellings.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is not appropriate for the surrounding area. There are single-family dwellings directly to the east and a Pre-K for S.A. Center directly to the west. The proposed “R-4” base zoning district is much more appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed use is appropriate for the surrounding area.

5. Public Policy:

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

6. Size of Tract:

The 16.21 acre site is of sufficient size to accommodate the proposed development. The proposed zoning will permit up to a 176 single-family dwellings.

7. Other Factors:

None.