



City of San Antonio

Legislation Details (With Text)

File #: 18-5476
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/2/2018
Title: ZONING CASE # Z2018316 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1-6, Block 26, NCB 1621, located at 1401 South New Braunfels. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18088)
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 Z2018316
(Associated Plan Amendment 18088)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 2, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Willis Cay, LLC

Applicant: Ian Cochran

Location: 1401 South New Braunfels

Legal Description: Lots 1-6, Block 26, NCB 1621

Total Acreage: 0.5165

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was located within the Original City Limits of San Antonio and zoned "J" Commercial District. The zoning changed to "R-2" Two Family Residence District on December 16, 1993, established by Ordinance 79389. The current "RM-4" Residential Mixed District converted from the previous "R-2" base zoning district upon adoption of the 2001 Unified Development Code, dated May 3, 2001.

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: C-2 CD, RM-4

Current Land Uses: Parking Lot, Duplex, Quadplex, Auto Repair Shop

Direction: East

Current Base Zoning: C-2

Current Land Uses: Restaurant, Parking Lot, Single-Family Dwelling

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential

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: South New Braunfels Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Thoroughfare: Porter Street

Existing Character: Collector

Proposed Changes: None known

Public Transit: There are multiple bus stops within walking distance on both South New Braunfels Avenue and Porter Street along Bus Route 28 and 20.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed threshold requirements.

Parking Information: Commercial uses require a variety of parking spaces, dependent upon the type of use. The requirements can be found per Table 526-3b in Section 35-526 in the Unified Development Code.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “RM-4” base zoning district permits uses such as a single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center, but it is located within a half-mile of the New Braunfels Avenue Premium Transit Corridor.

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 subject property is located within the Arena District/Eastside Community Land Use Plan and is currently designated as “Medium Density Residential” in the land use component of the plan. The requested “C-2” base zoning district is not consistent with the adopted land use designation. The applicant is requesting a Plan Amendment to “General Commercial”. Staff and Planning Commission recommend Approval.

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.

3. Suitability as Presently Zoned:

The existing “RM-4” base zoning district is appropriate for the surrounding area. There is “RM-4” zoning to the west and south of the property, so the current zoning designation is appropriate. Since the subject property is located on the corner it would also be appropriate to be designated commercial.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The subject

property has an existing commercial structure on the subject property that is vacant. The renovation of the building for a commercial use does not indicate likely adverse effects.

5. Public Policy:

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

6. Size of Tract:

The 0.5165 acre site is of sufficient size to accommodate the proposed development. There is an existing vacant commercial structure located on the subject property which is being proposed to be renovated for commercial uses.

7. Other Factors:

None.