City of San Antonio

Legislation Details (With Text)

File #:	19-8729
Type:	Zoning Case
In control:	City Council A Session
On agenda:	12/5/2019
Title:	ZONING CASE Z-2019-10700293 S (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Parking Lot - Noncommercial on the south 93 feet of Lot 2, Block 215, NCB 3942, located at 1443 West Hildebrand Avenue. Staff recommends Approval. Zoning Commission recommendation pending the December 3, 2019 hearing.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map, 2. Site Plan, 3. Draft Ordinance, 4. Ordinance 2019-12-05-1005

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700293 S

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

Requested Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Parking Lot - Noncommercial

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 3, 2019. This case is expedited to the City Council meeting of December 5, 2019.

Case Manager: Mirko Maravi, Planner

Property Owner: Argo Real Estate Investments LLC

Applicant: Argo Real Estate Investments LLC

Representative: Argo Real Estate Investments LLC

Location: 1443 West Hildebrand Avenue

Legal Description: South 93 feet of Lot 2, Block 215, NCB 3942

Total Acreage: 0.1133

Notices Mailed
Owners of Property within 200 feet: 34
Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association and Keystone Neighborhood Association
Applicable Agencies: None

Property Details
Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District and the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

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"
Current Land Uses: Residential

Direction: South
Current Base Zoning: "C-2" and "C-3NA"
Current Land Uses: Car sales and convenient store

Direction: East
Current Base Zoning: "C-2"
Current Land Uses: Residential

Direction: West
Current Base Zoning: "C-2"
Current Land Uses: Vacant retail

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: West Hildebrand Avenue

Existing Character: Secondary Arterial B
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 509

Traffic Impact: West Hildebrand Avenue is identified on the City's Major Thoroughfare Plan as a Primary Arterial Type B (70' - 86' ROW). ROW Dedication may be required.

Parking Information: The minimum parking requirement for a restaurant or café is 1 space for every 100 square feet.

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning district designation of "R-4" Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed "C-1 S" Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.

The proposed Specific Use Authorization will allow a Parking Lot - Noncommercial while keeping the same base zoning district.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within a Regional Center but located within the Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the December 5, 2019 hearing.

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 Near Northwest Community Plan and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-1" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The use "Parking Lot - Noncommercial" is normally allowed by right in the "C-2" Commercial District.

3. Suitability as Presently Zoned:
The current "R-4" Residential Single-Family District would not be a recommended zoning district along a secondary arterial that is less than an acre. The proposed "C-1" Commercial District is appropriate along Hildebrand Avenue. The "S" Specific Use Authorization allows consideration of any necessary specifications in the relation to the proposed use.

4. Health, Safety and Welfare:
Staff has not found 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 following goals, principles, and objectives of the Near Northwest Community Plan:

Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

Action Steps: 2.2.1 Encourage business and property owners along Bandera Road, the northern end of Fredericksburg Road (beyond the Deco District), West Avenue, Culebra Road, Hildebrand Avenue, Zarzamora, Cincinnati, Babcock, Saint Cloud and in the Jefferson Village area to organize and form new merchants associations for the purpose of supporting and initiating improvement efforts.

6. Size of Tract:
The subject property is .1133 acres, which could reasonably accommodate light commercial use and a parking lot.

7. Other Factors:
The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is requesting the "S" Specific Use Authorization for a Parking Lot.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.