



City of San Antonio

Agenda Memorandum

File Number:16-1290

Agenda Item Number: 31.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016071

(Associated Plan Amendment 16019)

SUMMARY:

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

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: Carl Morgan

Applicant: Carl Morgan

Representative: Carl Morgan

Location: 425 Cincinnati Avenue

Legal Description: Lot 14, Block 9, NCB 2020

Total Acreage: 0.1664

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously “R-2” Two-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-2” Two-Family Residence District to and “RM-4” Residential Mixed District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, C-3NA

Current Land Uses: Single-Family Residential, Sam Dean Sheet Metal

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Sam Dean Sheet Metal

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

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: Cincinnati Avenue

Existing Character: Local Type A

Proposed Changes: None

Thoroughfare: I-10

Existing Character: Primary Arterial Highway

Proposed Changes: None

Thoroughfare: Kensington Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #97 located to the east 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 proposed zoning change will require the minimum of 1 vehicle spaces per 300 sf GFA and a maximum of 1 vehicle spaces per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

FISCAL IMPACT:

None.

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 property is located within the Midtown Neighborhood Plan, and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C" Light Commercial base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Neighborhood Commercial. 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.

3. Suitability as Presently Zoned:

The current "RM-4" base zoning district is appropriate for the subject property's location. The adjacent property to the west is zoned "C-3" which works in conjunction with surrounding buildings in the zoning district. The request to rezone the subject property follows the current pattern of development

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

6. Size of Tract:

The subject property totals 0.1664 acres in size, which should reasonably accommodate the uses permitted in "C-1" Light Commercial Industrial District.

7. Other Factors:

The applicant proposes professional service/office building on the subject property. The adjacent property on Cincinnati Avenue is zoned "C-3" General Commercial District with existing uses similar to the proposed request.

