



City of San Antonio

Agenda Memorandum

File Number:16-1523

Agenda Item Number: Z-16.

Agenda Date: 2/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016042

(Associated Plan Amendment 16011)

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Valhalla Properties, L.L.C.

Applicant: Jonathan D. Fischer

Representative: Jonathan D. Fischer

Location: 1618 West Martin Street

Legal Description: Lot 2, Block 3, NCB 2232

Total Acreage: 0.1967

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Gardendale and Prospect Hill Neighborhood

Associations

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the base zoning district for the property was converted to “I-1” General Industrial District. A city-initiated area-wide 2003 zoning case was approved by City Council to change the zoning to “R-4” Single-Family Residential. There is currently a residence on the property.

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: IDZ, R-4

Current Land Uses: Boutique Shop, Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential, Vacant Property, Church

Direction: West

Current Base Zoning: I-1, R-4

Current Land Uses: TV Shop, 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: West Martin Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: North Colorado Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus routes 277 and 77 stop at the intersection of West Martin Street and Colorado Street.

Traffic Impact: “IDZ” zoning is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-4” Single-Family Residential District zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Downtown Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use plan. The requested “IDZ” Infill Development Zone District with uses permitted in “O-1” Office District is not consistent with the current land use classification. The applicant has submitted a Plan Amendment request to amend the future land use designation to “Low Density Mixed Use.” Staff and Planning Commission recommended 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 zoning of “R-4” is suitable for the property; however the property is very close to the North Colorado Street corridor where a boutique, television repair shop, and snack shop are located. The proposed professional office will be consistent with surrounding uses and will serve as a buffer between more intense commercial uses to the west of the property and the single-family residences located to the east of the property.

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 requested zoning is appropriate and supports the Downtown Neighborhood Plan’s objective of developing downtown businesses and promoting a healthy, diversified economic base.

6. Size of Tract:

The subject property is of sufficient size to accommodate the proposed professional office use.

7. Other Factors:

None.