



City of San Antonio

Agenda Memorandum

File Number:16-2121

Agenda Item Number: Z-6.

Agenda Date: 4/7/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016096

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2016

Case Manager: Erica Greene, Planner

Property Owner: Jose Garza

Applicant: Jose Garza

Representative: Jose Garza

Location: 1330 West Mulberry Avenue

Legal Description: Lot 5, Block 85, NCB 3254

Total Acreage: 0.1818

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Keystone Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family 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: O-2

Current Land Uses: Office Building

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: R-4

Current Land Uses: Baptist Church

Direction: East

Current Base Zoning: ROW (Right-of-Way)

Current Land Uses: Interstate 10

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 Mulberry Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: I-10

Existing Character: Access Road

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #100 located 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 "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

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

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 "R-4" base zoning district is appropriate for the subject property's location. The properties to the north are zoned "O-2" and to the south and west are zoned "R-4."

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 the public policies set forth in the Near Northwest Community Plan. The economic development objectives and goals of the Near Northwest Community Plan promotes a mix of professional offices, residences and retail shops within the community.

6. Size of Tract:

The subject property totals 0.181 acres in size, which should reasonably accommodate the uses permitted in "C-1" Light Commercial District.

7. Other Factors:

The applicant is proposing an office building on the subject property vacant lot. The subject's location on West Mulberry Avenue and its proximity to IH I-10 Access Road will act as a buffer for the single-family residential properties located on Mulberry Avenue.