



City of San Antonio

Agenda Memorandum

File Number:16-2280

Agenda Item Number: 11.

Agenda Date: 4/5/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016106

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2016

Case Manager: Erica Greene, Planner

Property Owner: Brenda Holliman and Stephanie Lopez

Applicant: Odilon Bernal III

Representative: Anthony Recine III, P.E.

Location: 723 North General McMullen Drive

Legal Description: 0.107 acres of land out of NCB 8289

Total Acreage: 0.107

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Prospect Hill

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. A 1965 case zoned the subject property as "R-5" Residential Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" 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: R-5, C-2

Current Land Uses: Vacant Lot; Roofing Company, Hair Salon, & Spiritual Retail Store

Direction: West

Current Base Zoning: R-5

Current Land Uses: Vacant Lot and Single-Family Residences

Direction: South

Current Base Zoning: C-2-CD

Current Land Uses: Bar and Used Auto Sales

Direction: East

Current Base Zoning: C2-CD

Current Land Uses: Used Auto Sales

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: North General McMullen Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: North San Augustine Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes is #82 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: Auto: Parking Lot does not require a minimum or maximum of vehicle spaces.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 West/Southwest Community Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" 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-5" base zoning district is not appropriate for the subject property's location. The properties to the south are zoned "C-2" and to the east are zoned "C-2".

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 the land use goals and strategies of the West/Southwest Sector Plan that focuses on a community that values existing and future businesses; businesses which in turn support the neighborhoods.

6. Size of Tract:

The subject property totals 0.107 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant proposes a commercial parking lot on the subject property. The adjacent property owned by the same property owner is zoned "C-2" Commercial District. The request to rezone the subject property will make the land uses more compatible with one another.