



City of San Antonio

Agenda Memorandum

File Number:16-4026

Agenda Item Number: 11.

Agenda Date: 7/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016192

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: The John Berchleemann Shelter Trust

Applicant: John Berchleemann Jr.

Representative: John Berchleemann Jr.

Location: 614 Fair Avenue

Legal Description: Lot 4, Block 2, NCB 7342

Total Acreage: 0.148

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Highland Hills and Highland Park Neighborhood Associations

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was within original City of San Antonio boundary in 1938 and was originally zoned “B” Residence District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current “R-4” Single-Family Residential District.

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: R-4, C-2

Current Land Uses: Single-Family Residential, Duplex Homes and Retail Center

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: C-3NA, R-4

Current Land Uses: Vacant Commercial, Duplexes

Direction: West

Current Base Zoning: C-1, C-2, C-3

Current Land Uses: Office Building, Restaurant, Brake Repair Shop

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: Fair Avenue

Existing Character: Secondary Arterial B

Proposed Changes: None known

Public Transit: VIA bus route #20 stops at Fair Avenue and New Braunfels Avenue east 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: Not applicable. The applicant proposes to build a non-commercial parking lot to serve the customers of the existing dental office on the neighboring parcel to the west.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “R-4” base

zoning district designation.

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 subject property is located within Highlands Community Plan and is currently designated as Regional Commercial in the future land use component of the plan. The proposed zoning request of “C-2” is consistent with the current future land use classification.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed zoning request is in character with the surrounding development in the area and also will improve the currently vacant lot.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is not appropriate for subject property and is not consistent with the adopted future land use plan. The subject property is undeveloped and the proposed zoning request will provide a buffer between the nearby two-dwelling unit residential uses to the east and the dental office and fast food restaurant to the west of the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The request will improve parking conditions at the neighboring property which is a dental office with a very small parking lot in the front of the building.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The proposed zoning request meets the Highlands Community Plan’s objective of improving vacant, deteriorated properties.

6. Size of Tract:

The subject property measures 0.148 acres and is sufficient to accommodate the proposed non-commercial parking lot.

7. Other Factors:

None.