



City of San Antonio

Agenda Memorandum

File Number:16-4382

Agenda Item Number: 15.

Agenda Date: 8/16/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016211

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Caleb African Methodist Episcopal Zion Church

Applicant: K C Renovations Inc

Representative: Brown and Ortiz, P.C.

Location: 14500 Block of Toepperwein Road

Legal Description: 4.51 acres out of NCB 16587

Total Acreage: 4.51

Notices Mailed

Owners of Property within 200 feet: 55

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed by the City of San Antonio in 1994 and is currently undeveloped. The subject property was originally zoned "Temporary R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous "Temporary R-1" Single Family Residence District converted to the existing "R-6 AHOD" 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: C-2NA, R-6

Current Land Uses: Motorcycle Business, Single-Family Residences, Vacant Land

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

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: Toepperwein Road

Existing Character: Collector Road, Secondary Arterial A

Proposed Changes: None known

Public Transit: VIA bus route # 641 stops at the intersection of Prime Time Street and Toepperwein Road to the north 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: Off-street vehicle parking requirements for single-family residential uses are determined by the total number of dwelling units. Minimum Requirement: 1 space per unit. Maximum Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present 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 the North Sector Plan and is currently designated as Suburban Tier land use in the future land use component of the plan. The applicant proposes to change the zoning to “RM-4” Residential Mixed District which is consistent with the 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.

3. Suitability as Presently Zoned:

Surrounding lots are developed with single-family residences. The proposed zoning request is consistent with the surrounding land uses.

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 proposed request meets the North Sector Plan’s objective of promoting a variety of housing types that will enhance quality housing within the community.

6. Size of Tract:

The subject property is 4.51 acres in size, which will adequately accommodate the uses permitted in “RM-4” Residential Mixed District and required parking.

7. Other Factors:

None.