



City of San Antonio

Agenda Memorandum

File Number:16-5343

Agenda Item Number: 13.

Agenda Date: 10/18/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016258

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016

Case Manager: Nylicah Acosta, Planner

Property Owner: Bexar County

Applicant: Bexar County Facilities Management

Representative: Abe Salinas, P.E.

Location: 3505 Pleasanton Road

Legal Description: Lot 1 & West 25 Feet of 2; Lots 3, 4 & East 25 Feet of 2; Lots 5, 6, and 7, Block 173, NCB 9457

Total Acreage: 1.12 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Stinson

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1947. The property 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-6" 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-2

Current Land Uses: Bexar County Tax Assessor-Collector and Biblio Tech South

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: C-3 NA

Current Land Uses: Auto Upholstery

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: Pleasanton Road

Existing Character: Local Road.

Proposed Changes: None known.

Public Transit: The nearest VIA bus routes are #44 and #243 located 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: Minimum and maximum parking requirements are not applicable to parking lot uses.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6" Residential Single-Family 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 Heritage South Sector 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 as the property has been used as a parking lot for several years

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location; however, the parking lot is already there and is needed for the Bexar County Tax Assessor and Biblio Tech South facilities.

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 any public policy objective and the request is consistent with the plan.

6. Size of Tract:

The subject property totals 1.12 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.