



City of San Antonio

Agenda Memorandum

File Number: 17-1029

Agenda Item Number: Z-9.

Agenda Date: 1/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017012

SUMMARY:

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

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2016. This case was continued from the December 6, 2016 hearing.

Case Manager: Ernest Brown, Planner

Property Owner: Potranco Acreage Investors, Ltd.

Applicant: Potranco Acreage Investors, Ltd.

Representative: Brown & Ortiz

Location: 10700-10800 Block of Potranco Road

Legal Description: 9.234 acres out of NCB 34393

Total Acreage: 9.234

Notices Mailed

Owners of Property within 200 feet: 59

Registered Neighborhood Associations within 200 feet: Park Place Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 2000 and according to available records was zoned “R-6” Residential Single-Family. It was rezoned in 2002 to “C-2” Commercial District. The subject property is not platted in its current configuration. It is undeveloped and vacant.

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: West, North

Current Base Zoning: R-4, R-5

Current Land Uses: Residential Single-Family

Direction: East, South

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

Current Land Uses: School, Vacant, Gas Station, Vacant

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: Potranco Road

Existing Character: Secondary Arterial, Type A

Proposed Changes: None known

Thoroughfare: Rattler Bluff, Butler Street, Antler Station, Barrow Peak, Mathis Meadow, Leafy Ridge, Gable Pt., Carson Hill, Westover Bluff

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest transit line is located at Potranco Road and Carson Hill, VIA route 620 which operates along Potranco Road.

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 are typically determined by the type of use and building size. The zoning application refers to Duplex Units.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: 2 per unit

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. Zoning Commission recommends Approval. (9-0)

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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed “RM-6” base zoning district is consistent with the adopted land use designation.

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:

The existing “C-2” based zoning district is consistent with the West/Southwest Sector Plan’s future land use designation. The proposed subdivision development provides a better transition from the major thoroughfare to the abutting residential single family subdivision at the rear of the subject property. Potranco Road is a heavily traveled primary arterial. If developed with the current “C-2” zoning district, the traffic generated could result in a higher traffic impact than the proposed “RM-6” zoning district.

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 request does not appear to conflict with any public policy objective because the request is consistent with the proposed future land use plan.

6. Size of Tract:

The subject property is 9.234 acres in size, which is sufficient for the proposed development.

7. Other Factors:

None.