



City of San Antonio

Agenda Memorandum

File Number: 17-1394

Agenda Item Number: Z-5.

Agenda Date: 3/2/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017016

(Associated Plan Amendment 17007)

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: David Medrano

Applicant: David Medrano

Representative: David Medrano

Location: 6703 Enfield Road

Legal Description: 0.566 acres out of Lot 10, Block 21, NCB 12135

Total Acreage: 0.566 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: Parks

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952. The property was originally zoned "B" Residence District. Ordinance 32887-A, on November 19, 1964, rezoned the property to "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office 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: O-2, R-5

Current Land Uses: Vacant Land, Single-Family Homes

Direction: South

Current Base Zoning: ROW IH37

Current Land Uses: ROW

Direction: East

Current Base Zoning: R-5

Current Land Uses: Single-Family Homes, Church

Direction: West

Current Base Zoning: O-2

Current Land Uses: Vacant Land

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: Interstate Highway 37

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Kate Schenck Ave

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Enfield Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA Route 232 Bus Stop located at the intersection of Goliad Road and Kate Schenk Avenue

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Food Restaurant: Minimum vehicle parking spaces 1 per 100 sf GFA. Maximum vehicle parking spaces 1 per 40 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the current zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommends Approval, pending Plan Amendment.

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 Highlands Community Plan. The property is currently designated as “Parks/Open Space” in the future land use plan. The requested “C-2” Commercial District is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from “Parks/Open Space” to “Community Commercial”. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties of the proposed uses.

3. Suitability as Presently Zoned:

The requested “C-2” Commercial District is appropriate for the subject property. This request will not have any negative effects on future development, but rather provide additional services to the community. In addition, the land use will be less intense than a high rise office development. Finally, the property is located adjacent to a major thoroughfare making the location ideal for “C-2” 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 request does not appear to conflict with any public policy objective because it is consist with the future land use plan.

6. Size of Tract:

The subject property is 0.566 acres in size, which accommodates the proposed development with adequate

space for parking.

7. Other Factors:

None