



City of San Antonio

Agenda Memorandum

File Number:17-1655

Agenda Item Number: Z-11.

Agenda Date: 8/3/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017049

(Associated Plan Amendment 17014)

SUMMARY:

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.6142 acres out of NCB 3819 and NCB 3815 and "O-1 AHOD" Office Airport Hazard Overlay District on 0.0826 acres out of NCB 3819

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Bryan and Susan Hackney

Applicant: Max Alley Real Estate Services, LLC

Representative: Brown & Ortiz, PC

Location: 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street

Legal Description: 1.6968 acres out of NCB 3819 and NCB 3815

Total Acreage: 1.6968

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association
Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was previously zoned "B" Residence District. A 2000 case (Ordinance 92506) then changed the zoning from "B" Residence District to "B-2NA" Business Nonalcoholic Sales District and "R-1A" Residence District. Upon adoption of the 2001 Unified Development Code, the previous "B-2NA" and "R-1A" base zoning districts converted to "C-2NA" Commercial Nonalcoholic Sales District and "NP-8" Neighborhood Preservation District. Finally, a 2011 case (Ordinance 2011-02-03-0099) zoned the subject property as the current "R-6" Single-Family Residence 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

Thoroughfare: Channing Avenue

Existing Character: Local Road.

Proposed Changes: None Known.

Thoroughfare: South Gevers Street

Existing Character: Local Road.

Proposed Changes: None Known.

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

Public Transit: VIA route 515 is approximately three blocks south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Retail- Convenience Store: Minimum Vehicle Spaces- 6 per 1,000 sf GFA. Maximum Vehicle Spaces 10 per 1,000 Sf GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) recommend 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 property is located within the Highlands Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested “C-2” Commercial base zoning district and “O-1” Office base zoning district are inconsistent with the future land use designation. The applicant has requested a plan amendment to change the land use from Low Density Residential to Community Commercial and Neighborhood Commercial. Staff recommends approval. Planning Commission continued the hearing to February 22, 2017.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The Proposed Community Commercial and Neighborhood commercial will infill underutilized land and provide services to the surrounding area.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location; however, there are currently commercial uses that have been introduced into the neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF P8: Continue to focus revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers, and transit corridors.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

The request is generally consistent with guiding principles of the Comprehensive Plan. The plan calls for a mix of uses to be developed along and near transit corridors. However, the development should avoid negatively affecting adjacent residential land uses by employing appropriate buffers and landscaping.

6. Size of Tract:

The subject property totals 1.6968 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.