



City of San Antonio

Agenda Memorandum

File Number: 17-2099

Agenda Item Number: 7.

Agenda Date: 3/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017076

(Associated Plan Amendment PA 17026)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2017

Case Manager: Erica Greene, Planner

Property Owner: Sam Gerrish

Applicant: Sam Gerrish

Representative: Sam Gerrish

Location: 800 block of Hot Wells Boulevard

Legal Description: 0.830 acres out of NCB 10937

Total Acreage: 0.830

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned “B” Residence District. A 1965 case, Ordinance #33412 zoned the subject property as “R-7” Small Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-4” Residential Single-Family District. A 2007 case, Ordinance #2007-10-04-1073 zoned the subject property as “RM-4” Residential Mixed 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: R-4

Current Land Uses: Residential Single Family

Direction: West

Current Base Zoning: C-2

Current Land Uses: Fire Station

Direction: South

Current Base Zoning: C-2

Current Land Uses: Parking Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Residential Single Family

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: Hot Wells

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #54 within walking distance 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: Service: Professional Office requires a minimum of 1 per 300 sf GFA and a maximum of 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff 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 property is located within the Highlands Community Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "C-2 Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Community Commercial. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "RM-4" base zoning district is appropriate for the subject property's location. The requested zoning district of "C-2" for office building is also appropriate for the subject property's location. The properties that are located around the subject property include several residential and commercial properties which follow the current pattern for development of that area.

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 applicant requests a zoning change to allow for an office building. The rezoning request does not appear to conflict with land use goals and strategies of the Highlands Community Plan goal to improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

6. Size of Tract:

The subject property totals 0.083 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial Airport Hazard Overlay District.

7. Other Factors:

The applicant proposes an office building on the subject property. The properties that are located around the subject property include a fire station, residences, and a parking lot. The request to rezone the subject property will make the land uses more compatible with one another.