



City of San Antonio

Agenda Memorandum

File Number:17-2162

Agenda Item Number: 5.

Agenda Date: 3/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017074

(Associated Plan Amendment 17025)

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: March 21, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: VPH Properties, Ltd.

Applicant: Sherfey Engineering Company, LLC

Representative: JoEmma P. Sherfey, P.E.

Location: 5400 Block of Ray Ellison Boulevard

Legal Description: 18.36 acres out of NCB 15269

Total Acreage: 18.36

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: People Active in Community Effort, Southwest Community Association, and Valley Forest Neighborhood Association

Applicable Agencies: Parks, Lackland

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. A 1974 case (Ordinance 44107) rezoned the property to "B-3" Business District. Then a 2001 case (Ordinance 93213) rezoned the property to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. Finally, a 2002 case (Ordinance 96339) rezoned the subject property 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: R-6 and NP-8

Current Land Uses: Vacant Lots and Single-Family Residences

Direction: West

Current Base Zoning: C-2 and R-6

Current Land Uses: Vacant Lots and Single-Family Residences

Direction: South

Current Base Zoning: R-6, C-2 and C-3

Current Land Uses: Vacant Lots, Shepard Middle School, Enterprise Texas Pipeline

Direction: East

Current Base Zoning: R-6, C-3, and I-1

Current Land Uses: Vacant Lots, CPS Power Station

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: Old Pearsall Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Holm Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA route 614 is 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: Retail- Minimum vehicle spaces: 1 per 300 sf GFA. Maximum vehicle spaces: 1 Per 200 sf GFA. Office- Minimum vehicle spaces: 1 per 300 sf GFA. Maximum vehicle spaces: 1 Per 140 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 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 United Southwest Communities Plan, and is currently designated as “Low Density Residential” and “Parks/Open Space” 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 change the land use from “Low Density Residential” and “Parks/Open Space” 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. The subject property is located on a large tract of land that is surrounded by vacant lots and single-family residences to the north and east. The subject property is also at the intersection of two major arterials Ray Ellison Boulevard and Old Pearsall Road. Smaller scale commercial uses would provide services for this area.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location; however, the subject property is along the perimeter of residential uses facing two secondary arterials and would provide a good transition into the residential areas.

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 supports Goal LU-1 land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

6. Size of Tract:

The subject property totals 18.36 acres in size, will reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.