



# City of San Antonio

## Agenda Memorandum

**File Number:**17-3789

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**Agenda Item Number:** 8.

**Agenda Date:** 6/20/2017

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2017168

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 20, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Gertrude Emily Dial

**Applicant:** H.E.Butt Family Foundation

**Representative:** Trey Jacobson

**Location:** 136, 140 and a portion of 146 West Sunset Road

**Legal Description:** 1.071 acres out of NCB 11888

**Total Acreage:** 1.071 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Office of Historic Preservation.

### **Property Details**

**Property History:** The subject property was annexed on September 25, 1952 and was zoned "A" Single Family District. The property converted to "R-5" following the adoption of the 2001 UDC Ordinance 93881, dated May 3, 2001. The current "MF-40" Multi -Family District was adopted by Ordinance 2008-02-07-0104 on February 17, 2008.

**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:** C-2

**Current Land Uses:** Medical Offices

**Direction:** East

**Current Base Zoning:** C-2

**Current Land Uses:** Retail Center

**Direction:** South

**Current Base Zoning:** MF-40

**Current Land Uses:** Apartments

**Direction:** West

**Current Base Zoning:** C-1, C-2NA, C-3R

**Current Land Uses:** Commercial Uses

### **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:** West Sunset Road

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Broadway

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

### **Public Transit:**

The nearest VIA bus route is #9 within walking distance of the subject property.

### **Traffic Impact:**

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

**Parking Information:** Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**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 San Antonio International Airport Vicinity Plan and is currently designated as Community Commercial. The request for "C-2" base zoning district is consistent with the surrounding land use.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the commercial uses of the surrounding properties.

**3. Suitability as Presently Zoned:**

The current "R-5" and "MF-40" base zoning districts are not appropriate for the surrounding area. The subject property is bounded by commercial uses.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The request for zoning would provide infill to the vacant buildings currently existing on the property.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective because the request is consistent with the plan.

**6. Size of Tract:**

The subject property measures 1.071 acres which should reasonably accommodate the uses permitted in "C-2" Commercial District.

**7. Other Factors:**

Current structures on the subject property will require review by The Office of Historic Preservation prior to demolition.