



City of San Antonio

Agenda Memorandum

File Number: 17-6702

Agenda Item Number: 25.

Agenda Date: 12/19/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018030

SUMMARY:

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

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Celia B. Hernández

Applicant: Celia B. Hernández

Representative: Parfirio A. Hernández

Location: 775 Gillette Boulevard

Legal Description: Lot 4, Block 82, NCB 11058

Total Acreage: 0.8919

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The property was annexed and zoned “B” Residence District by Ordinance 18115, dated September 25, 1952. The property was rezoned from “B” to “B-2” Business District by Ordinance 39409, dated April 15, 1971. The property converted from “B-2” to the current “C-2” Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: “C-2”, “R-4”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Vacant Lot

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: Gillette Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Rockwell Boulevard

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA bus routes 46 and 246 is within walking distance.

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:

The minimum parking requirement is 1 parking space per dwelling unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2”, which allows car washes, minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within ½ of a mile of 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 subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the future land use designation.

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 rezoning to “R-4” Residential Single-Family District will allow for the development of a single-family home in a largely residential area.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is not an appropriate zoning for the property and surrounding area. The majority of the properties in the area are single-family residences. An appropriate commercial base zoning for the property would be “NC” Neighborhood Commercial District or “C-1” Light Commercial District.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning is requested in order to build a single-family residence.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan.

West/Southwest Sector Plan:**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

West/Southwest Sector Plan Relevant Goals and Objectives:

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
- HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
- Goal HOU-2 New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

6. Size of Tract:

The subject property is 0.8919 of an acre which would adequately support a single-family residence.

7. Other Factors:

None.