



# City of San Antonio

## Agenda Memorandum

**File Number:**18-1040

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**Agenda Item Number:** 11.

**Agenda Date:** 12/19/2017

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z2018016

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 19, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Azucena M. Sanchez

**Applicant:** Jessica Villanueva

**Representative:** Jessica Villanueva

**Location:** 2802 Malta Street

**Legal Description:** North 123 feet of Lot 25 and the South 96.23 feet of the North 123 feet of Lot A, Block 35, NCB 11167

**Total Acreage:** 0.2576

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Applicable Agencies:** TXDOT

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115, and was zoned "B" \_\_, which converted to the current "R-4" Residential Single-Family District upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

**Topography:** The subject property is located within the Leon Creek Watershed.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4, C-3

**Current Land Uses:** Vacant Lot, Used Auto Sales

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Duplex, Single-Family Residential

**Direction:** South

**Current Base Zoning:** C-2, R-4

**Current Land Uses:** Vacant Lot, Barber Shop, Single-Family Residential

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Freeway

**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:** Poteet Jourdanton Freeway

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Malta Street

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** There are two bus stops nearby (Stops #22659 & #21699). Both are within a five-minute walk, but one is across Poteet Jourdanton Freeway. They are both located on West Villaret Boulevard along Bus Route 524.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Commercial allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Single-family residential consists of dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center or 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 subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is existing single-family residential to the east of the property, but a Type B Buffer of fifteen (15) feet is required in between “C-2” and “R-4” zoning to mitigate any likely adverse effects.

**3. Suitability as Presently Zoned:**

The existing “R-4” base zoning district is not appropriate for the surrounding area. There is “R-4” zoning to the east of the subject property, but it is fronting Poteet Jourdanton Freeway which is transitioning into a commercial corridor in that area. The requested “C-2” zoning is better-suited for the subject property.

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

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The requested “C-2” base zoning district will be between the frontage of Poteet Jourdanton Freeway and single-family residential uses. It will serve as a buffer between the freeway and the residential, which does not indicate likely adverse effects.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The requested zoning is consistent with the future land use designation in the West/Southwest Sector Plan.

**6. Size of Tract:**

The 0.2576 acre site is of sufficient size to accommodate the proposed development. There is currently a structure on the site, which could potentially be converted into a commercial use.

**7. Other Factors:**

None.