



City of San Antonio

Agenda Memorandum

File Number:18-1527

Agenda Item Number: 21.

Agenda Date: 2/6/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2018052

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Nyliah Acosta

Property Owner: Marc Antoni Gonzalez

Applicant: Marc Antoni Gonzalez

Representative: Marc Antoni Gonzalez

Location: 10815 West Avenue

Legal Description: Northwest 152.75 feet of Lot 10, Block 37, NCB 11753

Total Acreage: 0.4390

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills

Applicable Agencies: Stinson

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was zoned "A" Single Family District. Upon the adoption of the 1965 Unified Development Code (UDC), the previous "A" converted to "R-5" Single Family Residence District and with the adoption of the 2001 UDC, the previous "R-5" converted to the current "R-5" Residential Single-Family District.

Topography: The property is within the Edwards Aquifer Transition Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Vacant Lot, Single-Family Residences

Direction: East

Current Base Zoning: R-5, C-1, O-2, R-6 PUD

Current Land Uses: Single-Family Residences, Rockstar Academy, Colon Hydrotherapy

Direction: South

Current Base Zoning: R-6 PUD, R-5

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-5

Current Land Uses: Church, Vacant Lots

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 Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Silver Oaks Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA routes 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: 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. “R-5” allows Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

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 Land Use Plan, and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “O-1” Office 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 property owner intends to develop the property for office space. West Avenue is an arterial road and is not ideal for residential uses. West Avenue is a commercial corridor with commercial uses east and west of the property. A Professional Office would not significantly alter the character of the neighborhood.

3. Suitability as Presently Zoned:

The current “R-5” base zoning district is not appropriate for the subject property’s location. West Avenue is a commercial corridor, and a residential use would not be an appropriate fit directly off an arterial road.

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.

6. Size of Tract:

The subject property totals 0.4390 acres in size, which reasonably accommodates the uses permitted in “O-1” Office District.

7. Other Factors:

None.

