



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2360

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**Agenda Item Number:** 4.

**Agenda Date:** 3/20/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2018083

(Associated Plan Amendment 18022)

**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:** March 20, 2018. This case is continued from the February 20, 2018 and March 6, 2018 Zoning hearings.

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Gabriel Hausauer

**Applicant:** Gabriel Hausauer

**Representative:** Gabriel Hausauer

**Location:** 2215 Goliad Road

**Legal Description:** Lot 19, Block 2, NCB 11950

**Total Acreage:** 0.52

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** None.

### **Property Details**

**Property History:** The subject property was annexed and zoned “B” Residence District by Ordinance 18115, dated September 25, 1952. The subject property converted from “B” to the current “R-4” Residential Single-Family 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”, “R-5”

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single-Family Residences

**Direction:** South

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Apartment Complex

**Direction:** West

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-Family Residences

### **Overlay and Special District Information:**

**"AHOD"**

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:** Goliad Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Anton Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 34 and 232 are within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required.

### **Parking Information:**

The minimum parking requirement is 2 parking spaces per mobile food establishment unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-4”, which permits single-family 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 property is located within the Brooks Regional Center. The property is not within a ½ of a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending the Plan Amendment

**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 Highlands Community Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “C-2” Commercial District is not consistent with the future land use designation. The applicant is requesting a land use amendment from “High Density Residential” to “Community Commercial” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

**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 is in an area with a mix of commercial and residential base zoning districts.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning is appropriate zoning for the property and surrounding area. The adjacent properties to the north all carry the “R-4” base zoning. The “C-2” commercial zoning district often serves as an adequate and effective buffer to residential uses.

**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 proposed rezoning does appear to conflict with the following goals, principles, and objectives of the Highlands Community Plan:

- Goal 1: Economic Development - Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.
- Goal 2: Community Appearance and Neighborhood Character - Improve the appearance of the

community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.

- Objective 2.3: Community Appearance and Aesthetics - Improve the physical appearance and landscaping of the business districts and neighborhoods to enhance the pedestrian environment, add to the value of the area, and maintain the character of the Highlands neighborhoods.

**6. Size of Tract:**

The subject property is 0.52 of an acre, which could reasonably accommodate a small scale food truck park.

**7. Other Factors:**

The proposed rezoning is requested in order to develop the site for two food trucks.