



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3039

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**Agenda Item Number:** Z-12.

**Agenda Date:** 5/17/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2018131 S

(Associated Plan Amendment 18042)

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Parking Lot

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 3, 2018

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Roberto Valle Jr.

**Applicant:** Roberto Valle Jr.

**Representative:** Roberto Valle Jr.

**Location:** 346 Cottonwood Avenue

**Legal Description:** Lot 1, Block 10, NCB 2840

**Total Acreage:** 0.1791

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The subject property falls within the original 36 square miles and was zoned “C” Apartment District. On November 7, 1996 (Ordinance 85113), the zoning was changed to “R-1” Single Family Residence District. Upon adoption of the Unified Development Code in May, 2001 (Ordinance 93881), the property then converted to the current “R-6” base zoning district.

**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-3”, “R-6”

**Current Land Uses:** Vacant Lot

**Direction:** East

**Current Base Zoning:** “R-6”

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

**Direction:** South

**Current Base Zoning:** “R-4”

**Current Land Uses:** Vacant Lot, Single- Family Dwellings

**Direction:** West

**Current Base Zoning:** “IDZ”

**Current Land Uses:** Vacant Lot

**Overlay and Special District Information:** The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

**Transportation**

**Thoroughfare:** Interstate 35 Access Road

**Existing Character:** Collector Street

**Proposed Changes:** None Known

**Thoroughfare:** Cottonwood Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes # 46 and #246 are within walking distance of the subject property.

**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:** Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. The current “R-6” Residential Single-Family District accommodates Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

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

The subject Property is within a mile of the Downtown Regional Center but not within proximity of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend 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 request for a change to the South Central San Antonio Community Plan from “Low Density Residential” to “Neighborhood Commercial” will allow for the expansion of parking lot associated with a clinic across the street that will be a future construction project. The request is also supported by the plan’s initiative to encourage a balance of new development and redevelopment of target areas and to balance centralized and dispersed service locations to optimize the delivery of community services. Staff and Planning Commission recommend Approval of the Plan Amendment.

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

Staff finds no likely adverse impact on neighboring lands in relation to this zoning change because the request will allow for additional parking for a future development, relieving possible congestion.

**3. Suitability as Presently Zoned:**

The current “R-6” base zoning is appropriate for the area, as the surrounding uses are generally residential. The request for Specific Use Authorization to allow for a non-commercial parking lot is also an appropriate use for the vacant lot.

**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 request appears to be supported by the South Central San Antonio Community Plan’s initiative to encourage a balance of new development and redevelopment of target areas and to balance centralized and dispersed service locations to optimize the delivery of community services.

**6. Size of Tract:**

The subject property totals 0.1791 acres in size, which should reasonably accommodate the use requested.

**7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique

characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.