



City of San Antonio

Agenda Memorandum

File Number:18-3289

Agenda Item Number: 14.

Agenda Date: 5/15/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018178

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2015

Case Manager: Nylicah Acosta, Planner

Property Owner: Juan Valenzuela

Applicant: Enrique Martin

Representative: Enrique Martin

Location: 739 North General McMullen

Legal Description: West 98.3 Feet of Lot 21 and Lot 22, Block 1, NCB 8289

Total Acreage: 0.1108

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Loma Vista

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1945 and was zoned “JJ” Commercial District. Upon the adoption of the 2001 Unified Development Code the previous “JJ” converted to “I-1” General Industrial District. A 2007 case, Ordinance 2007-05-17-0588, rezoned the property to the current “R-5” Residential Single-Family.

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-2, C-2 CD, R-6, R-5

Current Land Uses: Retail Shops, restaurant, Single-Family Residence

Direction: East

Current Base Zoning: R-6, C-2, C-2 CD

Current Land Uses: Corner Grocer, Auto Sales, Single-Family Residences

Direction: South

Current Base Zoning: R-5, C-2, C-2 CD

Current Land Uses: Retail Shops, Vacant Commercial, Parking Lot,

Direction: West

Current Base Zoning: R-5, RM-5

Current Land Uses: Single-Family Residences, 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: North General McMullen

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: North San Augustine

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 524 is within walking distance from the subject property.

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: Bookstore- Minimum Parking: 1 per 30 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. A 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 are allowed within the “R-5” district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center, but is within the General McMullen- Babcock Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends an 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 West Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2” Commercial 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 applicant proposes to use the property for a bookstore. The strip of development along General McMullen is primarily commercial, and a single family home fronting a primary arterial would not be ideal.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is not appropriate for the subject property’s location. A residential use surrounded by commercial uses is not an appropriate fit.

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 0.1108 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.