



City of San Antonio

Agenda Memorandum

File Number:18-3296

Agenda Item Number: 22.

Agenda Date: 5/15/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018189

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Angela Cardona, Planer

Property Owner: IWANTA OIL, LLC

Applicant: Eric O. Lindsey

Representative: Eric O. Lindsey

Location: Generally located on the northwest corner of Walzem Road and Eisenhower Road

Legal Description: 20.92 acres out of NCB 15894

Total Acreage: 20.92

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Randolph Air Force Base

Property Details

Property History: The subject property was annexed in December, 1996 and was zoned “R-6” Residential Single-Family District (Ordinance 85087). The property was then zoned to the current ‘C-3’ Commercial District in September, 2002 (Ordinance 96338).

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”

Current Land Uses: Self- Storage Facility

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Vacant Lot, Gas Station

Direction: East

Current Base Zoning: “OCL”

Current Land Uses: Vacant Lot, Residential

Direction: West

Current Base Zoning: “BP” and “C-2”

Current Land Uses: Vacant Lot, Elementary School

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: Eisenhower Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Walzem Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: The nearest VIA bus routes #629, #630 and #631 are within two miles distance of the subject property.

Traffic Impact: A Traffic Impact Analysis is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Parking requirements are determined by use: Dwelling- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. “C-3” General Commercial District is characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or 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 property is located within the Camelot I Neighborhood Plan and is currently designated as “Low Density Residential”. The request for “R-4” base zoning district is consistent with the adopted “Low Density Residential” future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff does not find a likely adverse impact on neighboring lands in relation to this zoning change because the proposed development is currently vacant.

3. Suitability as Presently Zoned:

The current “C-3” base zoning is appropriate for the area. The request for the “R-4” zoning will allow for additional housing options to the area.

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 as the request for “R-4” supports the Camelot I Neighborhood Plans goal to encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure and encourage a balance of new development and redevelopment of target areas.

6. Size of Tract:

The subject property totals 20.92 acres in size, which should reasonably accommodate the uses permitted in “R-4” Residential Single-Family District.

7. Other Factors:

The zoning request will allow for a maximum of 228 dwelling units.