



City of San Antonio

Agenda Memorandum

File Number:18-6258

Agenda Item Number: 15.

Agenda Date: 11/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2018-900006

(Associated Plan Amendment PA-2018-900002)

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: November 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Ying Zhu

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: 3622 West Avenue

Legal Description: 4.968 acres out of NCB 11691

Total Acreage: 4.968

Notices Mailed

Owners of Property within 200 feet: 48

Registered Neighborhood Associations within 200 feet: Greater Dellview Neighborhood Association, North Central Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio and zoned “B” Residence District by Ordinance 25046, dated May 23, 1957. The 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”

Current Land Uses: Duplex, Single-Family Residences

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “MF-33”, “RM-4”

Current Land Uses: Apartments

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Retail Center

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: West Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Dryden

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 97 and 296 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) may be required.

Parking Information:

The minimum parking required is dependent on the commercial use. The minimum parking for a Medical Clinic is 1 parking space per 400 square feet of the gross floor area.

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 accommodates 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 not within a Regional Center and it is not located within 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 Greater Dellview Area Community Plan and is currently designated as “High Density Residential” and “Medium 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” and “Medium Density Residential” to “Community Commercial” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is an appropriate base zoning for the area. The requested “C-2” is also an appropriate base zoning for 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 proposed rezoning is generally consistent with the goals and objectives of the Greater Dellview Area Community Plan. The property is rezoning from “R-4” to “C-2” in order to develop a medical clinic for senior citizens. The rezoning is in agreement with the current development of the area with “C-2” base zoning being prevalent along West Avenue, a secondary arterial. The plan encourages commercial development that is mindful of the adjacent neighborhoods.

Relevant Goals and Objectives of the Greater Dellview Area Community Plan:

Objective 2.4: Small Business Development: Foster an environment that promotes, encourages and supports

small business development

Goal 3: Commercial Development: Type, Form and Appearance Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

Goal 4: Community Development: Empower local human resources and create mutual growth between the community's citizens and its commercial sector

6. Size of Tract:

The subject property is 4.968 acres, which could accommodate the proposed medical clinic.

7. Other Factors:

None.