City of San Antonio

Agenda Memorandum

File Number:19-1734

Agenda Item Number: 14.

Agenda Date: 2/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2018-900074 CD

SUMMARY:
Current Zoning: "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District

Requested Zoning: "R-5 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for a Professional Office

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 5, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Wayne Campbell

Applicant: Wayne Campbell

Representative: Wayne Campbell

Location: 1927 Interstate Highway 35 North

Legal Description: Lot 19, Block 6, NCB 1277

Total Acreage: .19

Notices Mailed
Owners of Property within 200 feet: 25
Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "D" Apartment Districts. The properties were all a part of a large rezoning by Ordinance 2010-11-04-0971, dated November 4, 2010. The large area rezoning changed the zoning for 1927 Interstate Highway 35 North from "D" to "R-5" Residential Single-Family District.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "R-5"
Current Land Uses: Residential

Direction: East
Current Base Zoning: "R-5"
Current Land Uses: Residential

Direction: South
Current Base Zoning: UZROW
Current Land Uses: Interstate IH-35 North

Direction: West
Current Base Zoning: "R-5"
Current Land Uses: Residential

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: Interstate 35 Frontage Road
Existing Character: Interstate
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 20.

Thoroughfare: North Palmetto
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 20.

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

Parking Information: Parking for Office Professional is 1 per 300 SF GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. Examples of permitted uses within "R-5" are single-family residential homes on lots with a minimum of 5,000 square feet.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is within a ½ of a mile of the Fort Sam Houston Regional Center.

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 Government Hill Neighborhood Plan, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-5" 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 proposed development is for professional offices which is an appropriate use fronting an interstate and adjacent to residential uses.

3. Suitability as Presently Zoned:
The current "R-5" Multi-Family District is not appropriate zoning for the property fronting an interstate. Although the proposed "R-5 CD" maintains the base residential zone, the conditional use allows consideration of the proposed "professional office" use.

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The rezoning request does not appear to conflict with the land use goals and strategies of the Government Hill Neighborhood Plan.

Government Hill Neighborhood Plan Goals:

GOAL 1: Housing - Conserve, rehabilitate, and/or replace (if necessary) housing stock.
GOAL 2: Land Use/Revitalization - Redevelop and revitalize the neighborhood.

6. Size of Tract:
The subject property is .19 acres, which would adequately support commercial office uses.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

This property is located within the Government Hill Historic District. Any exterior modifications will require approval from the Historic and Design Review Commission. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. As of 1/25/19, the Office of Historic Preservation has reviewed and approved foundation repair, fencing construction, roof repair, siding repair, and wood window repair. Any additional modifications would need to be submitted to the Office of Historic Preservation for review.