



City of San Antonio

Agenda Memorandum

File Number: 19-1762

Agenda Item Number: Z-8.

Agenda Date: 2/21/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2018-900058 CD

SUMMARY:

Current Zoning: "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 15, 2019

Case Manager: John Osten, Sr. Planner

Property Owner: Raymond Lopez

Applicant: Eduardo Ordaz

Representative: Eduardo Ordaz

Location: 919 Rittiman Road and 722 Blakeley Drive

Legal Description: Lot 6, Lot 11, Block 13, NCB 10171

Total Acreage: 0.5182

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The subject property was annexed into the City of San Antonio and zoned Temporary "A" Residence District by Ordinance 12108, dated June 22, 1950. The property rezoned from Temporary "A" to "B" Residence District by Ordinance 24621, dated March 3, 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 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: Residential Single-Family

Direction: East

Current Base Zoning: "C-2", "MF-33"

Current Land Uses: Commercial, Apartments

Direction: South

Current Base Zoning: "OCL"

Current Land Uses: Outside City Limits

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Residential Duplex and a Single-Family

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.

"MC-3"

The "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Merrie Lane

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Rittiman Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus route 8, 509, and 647 within walking distance of 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: The zoning change request is to provide additional non-commercial parking for the restaurant located across Merrie Lane. The minimum parking for a Restaurant is 1 parking space per 100 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” Residential Single-Family District.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is not located within ½ of a mile of any Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval.

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 Northeast Inner Loop Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” Residential Single-Family 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.

3. Suitability as Presently Zoned:

The requested “R-4” base zoning is appropriate for the property and is contiguous with the surrounding properties’ zoning district.

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 zoning does not appear to conflict with the goals and key themes of the Northeast Inner Loop Neighborhood Plan. The plan encourages compatible commercial uses that serve neighborhood.

6. Size of Tract:

The subject property is 0.5182 acres, which would adequately support the development of a noncommercial parking lot.

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.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

- 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 zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.