



City of San Antonio

Agenda Memorandum

File Number:14-741

Agenda Item Number: Z-9.

Agenda Date: 4/17/2014

In Control: City Council A Session

DEPARTMENT: Development Service Department

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2014098

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 18, 2014

Case Manager: Ernest Brown, Planner

Property Owner: Juan Carlos Franco

Applicant: Juan Carlos Franco

Representative: Juan Carlos Franco

Location: 2423 Suzette Avenue

Legal Description: Lot 29, Block 18, NCB 16528

Total Acreage: 0.1722

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Cable Westwood Neighborhood Association

Planning Team: West/Southwest Sector Plan - 36

Applicable Agencies: Lackland AFB (Joint Base San Antonio - Lackland)

Property Details

Property History: The subject property was annexed in 1974 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1975 case, the subject property was rezoned “R-1” Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject property was platted into its current configuration in 1949 (volume 2575, page 97). The property is undeveloped.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: Northwest and North

Current Base Zoning: “C-2 CD”, “R-6” and “C-3”

Current Land Uses: VFW Post, Vacant Lots, Bar and an Office

Direction: Northeast, East and Southeast

Current Base Zoning: “R-6” and “I-1”

Current Land Uses: Single-Family Residences and Vacant Lots

Direction: South and West

Current Base Zoning: “I-1”, “R-6”, “MF-33” and “C-3R”

Current Land Uses: Vacant Lots, Welding, Parking, Auto Repair and a Single-Family Residence

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: Pinn Road

Existing Character: Collector; two lanes in each direction with sidewalks on both sides

Proposed Changes: None known

Thoroughfare: Suzette, Westfield, Winkle Court

Existing Character: Local A; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 76 and 612, which operate along Westfield Street with a bus stop near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. The rezoning application generally refers to commercial uses; therefore, staff cannot calculate the parking requirement at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the residential zoning.

FISCAL IMPACT:

None. Applicant has paid all required application fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” Commercial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding area includes a wide range of residential, commercial and industrial uses.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is consistent with the West/Southwest Sector Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. Future development will be subject to a 15-foot Type B landscape buffer where the property abuts single-family residential zoning and building setbacks (10-foot side and 30-foot rear) where the property abuts single-family residential zoning or uses.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is small for commercial development (0.1722 of an acre), which will limit the scale of any future commercial use. The subject property owner also owns the lot abutting to the south that is zoned “I-1”.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area. In accordance with the Signed Memorandum of Understanding, staff provided JBSA-Lackland with a copy of the rezoning application for their review and comment. A response of “no comment” was received by staff.