



City of San Antonio

Agenda Memorandum

File Number:19-5236

Agenda Item Number: 13.

Agenda Date: 7/16/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700104

(Associated Plan Amendment PA-2019-11600028)

SUMMARY:

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

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Screened Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Phillip Zamora

Applicant: Alessa Rodriguez

Representative: Alessa Rodriguez

Location: 907 and 911 Clower Street

Legal Description: Lot 12 and Lot 13, Block 106, NCB 7221

Total Acreage: 0.3124

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights Neighborhood

Association

Applicable Agencies: None

Property Details

Property History: The property was annexed into the City of San Antonio on May 13, 1940 by Ordinance 1845 as a residential property. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B" Residential District converted to "R-4" Residential Single-Family District.

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: C-3, R-4

Current Land Uses: Commercial, Residential Single-Family

Direction: South

Current Base Zoning: C-2, R-4

Current Land Uses: Commercial, Residential Single-Family

Direction: West

Current Base Zoning: C-2 NA CD

Current Land Uses: Commercial

Direction: West

Current Base Zoning: R-4

Current Land Uses: Residential 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.

Transportation

Thoroughfare: Clower

Existing Character: Local

Proposed Changes: None Known

VIA Bus routes are within walking distance of the subject property.

Routes: 2, 202, 651

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 parking minimum for an appliance store is 1 space per 300 sqft of ground 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”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located not located within a Regional Center. The property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial of the proposed “C-1 CD” Light Commercial with Conditional Use for Screened Outside Storage. Staff recommends an alternate of “C-1” Light Commercial District.

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 Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-1 CD” Commercial base zoning district is not consistent with the future land use designation, the applicant has requested a Plan Amendment from “Low Density Residential” to “Neighborhood Commercial”. Staff recommends approval and Planning Commission will consider this Plan Amendment on July 24, 2019.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request for the base zoning district of “C-1”, however, the outside storage could have an impact on the adjacent residential use.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-1 CD” Light Residential would also be appropriate like other businesses along Blanco Road.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare with the requested base zoning district of “C-1”.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Greater Dellview Community Plan:

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

Objective 3.3: Code Compliance Promote and facilitate a clean and orderly business environment that is respectful of the law and adjacent neighborhoods

6. Size of Tract: The subject property is 0.3124 acres, which could reasonably accommodate Light Commercial uses.

7. Other Factors:

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.