City of San Antonio

Agenda Memorandum

File Number: 19-5485

Agenda Item Number: Z-11.

Agenda Date: 8/8/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z-2019-10700126
(Associated Plan Amendment Case PA-2019-11600035)

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

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 16, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Frederick De Los Santos

Applicant: Property Advanced Resources

Representative: Property Advanced Resources

Location: 334 and 338 Rockwood Ct

Legal Description: 0.4344 acres out of NCB 6509

Total Acreage: 0.4344 acres

Notices Mailed
Owners of Property within 200 feet: 27
Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association
Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was part of the original 36 square miles of San Antonio and originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B" Residence District converted to the current "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: "R-4"
Current Land Uses: Single Family Dwelling

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Single Family Dwelling

Direction: South
Current Base Zoning: Utility Right of Way
Current Land Uses: Interstate

Direction: West
Current Base Zoning: "R-4"
Current Land Uses: Single Family Dwelling

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: Rockwood Ct
Existing Character: Local
Proposed Changes: None known

Thoroughfare: Hackberry
Existing Character: Minor
Proposed Changes: None known

Public Transit: VIA bus route are within walking distance of the subject property
Routs Served: 34, 232

Traffic Impact: A Traffic Impact Analysis (TIA) is required and can be deferred to the plat or building permit stage.

Parking Information: The parking minimum for a Fast Food with Drive Through Lane at 1,800 square feet is 12 spaces.

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 subject property is not located within a Regional Center, but it is located within the Express Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 Highlands Community Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "C-1" base zoning district is not consistent with the future land use designation and the applicant has requested a Plan Amendment from "Low Density Residential" to "Neighborhood Commercial". Staff recommends Approval and it will be considered at Planning Commission on July 24, 2019.

2. Adverse Impacts on Neighboring Lands:
Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The current "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. A "C-1" Light Commercial would also be appropriate as a small scale business adjacent to the freeway.

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

1.4.2 Consider utilizing vacant buildings or lots through Infill Development Zones (IDZ) to prevent sprawl and preserve rural outskirts by keeping businesses close to existing residential areas.

1.4.3 Preserve the small town feeling of the neighborhood commercial areas by encouraging neighborhood friendly businesses, such as hamburger eateries and ice cream shops, within walking distance of residences. Ensure pedestrian access to these areas and general neighborhood walkability by planting street trees and advocating for sidewalks and traffic calming devices.

1.4.4 Follow the land use plan (page 50) closely when evaluating the location of new businesses. Concentrate "big box" retail in nodal areas designated for high-intensity regional uses; locate auto-related and larger scale businesses along high-traffic corridors; and place small-scale, low-intensity neighborhood businesses in neighborhood commercial nodes.

6. Size of Tract:
The subject property is 0.4344 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.