



City of San Antonio

Agenda Memorandum

File Number:19-6159

Agenda Item Number: Z-12.

Agenda Date: 9/5/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2019-10700130

SUMMARY:

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

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Linda S. Bishop

Applicant: GE Reaves Engineering

Representative: GE Reaves Engineering

Location: 6359 Whitby Road

Legal Description: 4.536 acres out of NCB 14658

Total Acreage: 4.536

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Alamo Farmsteads Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed by the City of San Antonio on December 26, 1972 by Ordinance 41426 and originally zoned Temporary "R-1. The property was rezoned from Temporary "R-1" Single Family Residential District to "B-1" Business District by Ordinance 80234 on May 26, 1994. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-1" converted to the current "C-1" Commercial 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-5 PUD"

Current Land Uses: Residential single-family homes

Direction: South

Current Base Zoning: "C-1"

Current Land Uses: Vacant lot

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-2NA CD"

Current Land Uses: Vacant

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: Whitby Road

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 604

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 minimum parking requirement for multi-family is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-1”. Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than a NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail-no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center; however it is located within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and 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 Huebner Leon Creeks Plan and is currently designated as “Public Institutional” in the future land use component of the plan due to the ownership of the property and use by an institutional agency. The requested “MF-18” base zoning district is consistent with the land use designation as its use is for the institution.

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 “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” Multi-Family District is also appropriate adjacent to other multi-family zoning.

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 Huebner Leon Creeks Plan:

Goal 1 Community Character and Quality of Life

Objective 1.1: Growth management: Promote new commercial and residential development that is respectful of the primary residential character of the area.

6. Size of Tract:

The subject property is 4.536 acres, which could reasonably accommodate multi-family residential uses.

7. Other Factors:

The applicant is proposing a total of 8 units on the property as housing for children and families that receive services from their church, and one storage unit.