



City of San Antonio

Agenda Memorandum

File Number: 14-2602

Agenda Item Number: Z-8.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014252

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-1 AHOD" Residential Single-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 21, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: WE-Roosevelt, L. P. (Tom Rohde, III, Registered Agent)

Applicant: KB Home Lone Star, LLC (Greg Tunnell, Vice President)

Representative: Brown & Ortiz, P. C.

Location: A portion of the 5000 Block of Roosevelt Avenue

Legal Description: 25.71 acres out of NCB 11156

Total Acreage: 25.71

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Planning Team: Stinson Airport Vicinity Land Use Plan -16

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and originally zoned "B" Residence District. The small portion of the property abutting Roosevelt Avenue was rezoned to "B-3" Business District in 1986 and in a 1997 case, the remaining subject property was rezoned to "I-1" General Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "I-1" General Industrial District. In a 2009 City of San Antonio initiated case; the subject property was rezoned to "C-2" Commercial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4", "RM-4 CD", "C-2"

Current Land Uses: Single-family residences, vacant land, tire shop and restaurant

Direction: East

Current Base Zoning: "C-3" and "C-2"

Current Land Uses: Vacant land and salvage yard

Direction: South

Current Base Zoning: "R-4", "I-1" and "C-3"

Current Land Uses: Used boat sales

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Vacant land

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: Roosevelt Avenue

Existing Character: Primary Arterial Type A; two lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is 42 which operates along Roosevelt Avenue.

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

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to proposed single-family residences.

Dwelling - 1 Family (Detached) Cluster Parking Allowed: Minimum Parking Requirement: 1 space per unit;

Maximum Parking Requirement: N/A.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning classification.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (10-0) recommend approval pending the plan amendment.

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 Stinson Airport Vicinity Land Use Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested “R-4” base zoning district is not consistent with Mixed Use land use designation. Therefore, a master plan amendment has been submitted, requesting to change the future land use designation to Low-Density Residential, which encourages single-family residential uses. Staff and Planning Commission recommend approval of the plan amendment request.

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 current “C-2” base zoning district is appropriate for the subject property’s location at the along a Primary Arterial Type A. However, the proposed request will provide more housing opportunities within the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy

Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 25.71 acres in size, which should reasonably accommodate the uses permitted in “R-4”.

7. Other Factors:

None.