



City of San Antonio

Agenda Memorandum

File Number: 14-2617

Agenda Item Number: Z-4.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2014257

SUMMARY:

Current Zoning: "H R-4 AHOD" Residential Single Family Monte Vista Historic Airport Hazard Overlay District

Requested Zoning: "H C-1" Light Commercial Monte Vista Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 07, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: Jose & Carmen Garcia

Applicant: Jose A. Garcia

Representative: Jose A. Garcia

Location: 111 West Ashby Place

Legal Description: The west 48 feet of Lot 7, NCB 1885

Total Acreage: 0.1543

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Monte Vista Historical Association and The Tobin Hill Community Association

Planning Team: Monte Vista Neighborhood Plan- 0
Applicable Agencies: The Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “B” Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1907 (volume 105, page 122 of the Deed and Plat Records of Bexar County, Texas). The existing 2,322 square foot commercial structure was built in 1907.

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: North

Current Base Zoning: “C-3” and “R-4”

Current Land Uses: Single-Family Residential and Retail

Direction: South

Current Base Zoning: “O-2”, “C-2”, “C-1” and “R-6”

Current Land Uses: School, Clinic, Retail, Salon and Event Venue

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “RM-4”, “R-4” and “R-6”

Current Land Uses: Single-Family Residential, Dentist Office and Bed & Breakfast

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.

The surrounding properties are located in the Monte Vista Historic District. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: West Ashby Place and East Ashby Place

Existing Character: Local; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: North Main Avenue

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

Proposed Changes: None known

Thoroughfare: West French Place and Howard Street

Existing Character: Local; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 90 operates along North Main Avenue, east of the subject property. VIA bus line 20 operates along East and West Ashby Place, south of the subject property

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: Off-street vehicle parking requirements for office uses are determined by the size of the structure.

Professional Office - Minimum Parking Requirement: 1 per 300 square feet Gross Floor Area (GFA).

Maximum Parking Requirement: 1 per 140 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (6-3) 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 Monte Vista Neighborhood Plan which does not have a land use component of the plan; however, the requested "C-1" base zoning district is consistent with established zoning patterns.

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 proposed use is consistent with the established development pattern of the neighborhood. The subject property has been consistently used for commercial purposes since its construction in 1907. Most of the properties on this block of West Ashby Place are developed as single-family residential dwellings and/or for commercial uses.

3. Suitability as Presently Zoned:

The existing "R-4" district may be appropriate for the subject property; however, the property has long been used for commercial uses. The requested "C-1" zoning district is in character with the neighborhood's established mixed-use development.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.1543 of an acre in size, which is sufficient to accommodate the proposed professional office use and all required off-street parking requirements.

7. Other Factors:

None.