



City of San Antonio

Agenda Memorandum

File Number:15-1861

Agenda Item Number: 14.

Agenda Date: 3/3/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015101

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 03, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Daniel Lozano

Applicant: Daniel Lozano

Representative: Daniel Lozano

Location: 446 Inez Avenue and 442 Inez Avenue

Legal Description: Lot 13, Block 7, NCB 8641 and SW IRR 23.80 of 30 & NW TRI 10.1 of 31 & NW TRI 23.8 of 33, Block 7, NCB 8641

Total Acreage: 0.3533

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Memorial Heights Neighborhood Association

Planning Team: None

Applicable Agencies: The San Antonio Parks and Recreation Department was notified.

Property Details

Property History: The subject property was rezoned from “MF-33” Multi-Family District to “R-6” Residential Single-Family District” on August 14, 2003, which was established by Ordinance 98010 as part of a large area rezoning.

Topography: The property is entirely located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Single Family Dwelling, Vacant Lot

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Single Family Dwelling

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single Family Dwelling

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: NW 36th Street

Existing Character: Primary Arterial; 2 lanes in each direction

Proposed Changes: None known

Public Transit: VIA bus route 77 operates along NW 36th Street

Transportation

Thoroughfare: Inez Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 77 operates along Inez Avenue

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

Parking Information: The requested “C-2” Commercial zoning allows for a variety of uses. Whichever use is established on-site will trigger parking requirements commensurate to that use.

ISSUE:

Development of a property completely contained within the 100-year flood plain will be very difficult. Staff has notified the applicant of the challenges associated with construction within the flood plain.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the residential zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the West/Southwest Sector Plan and establishes General Urban Tier land use for this property which allows for “C-1” Light Commercial District, “C-2” Commercial District, and “C-2P” Commercial Pedestrian District zoning. The requested zoning is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff is aware that there may be some adverse impact for neighboring properties. However, given the development standards requiring bufferyards between residential and commercial properties, staff believes that the adverse impact could be mitigated such that adjacent properties are not harmed. For example, Type B bufferyards include 15-foot setbacks which can include trees, shrubs or a combination landscape buffer, there are also 10-foot side setbacks, and 30-foot rear setbacks.

3. Suitability as Presently Zoned:

The current R-6 zoning is not suitable for the subject property. The property experiences many development challenges due to its location within the 100-year flood plain. The “C-2” Commercial District is consistent for development within this community per the plan and allows a more accessible range of development opportunities for the property owner in light of the flood plain.

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

6. Size of Tract:

The subject property is 0.3533 of an acre, which is of sufficient size to accommodate uses permitted in “C-2”.

7. Other Factors:

None.