



City of San Antonio

Agenda Memorandum

File Number:15-1977

Agenda Item Number: Z-16.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015105

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 03, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Calo-oy Starr Enterprises, LLC

Applicant: Starr Calo-oy Trustee Imperial Trust

Representative: Tara T. Brozino

Location: 667 North General McMullen Road

Legal Description: Lot W 92.8 ft of 5 & 6, Block 2, NCB 8290

Total Acreage: 0.1065

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Loma Vista Neighborhood Association and the Prospect Hill Neighborhood Association

Planning Team: West/Southwest Sector Planning Team

Applicable Agencies: Edgewood Independent School District

Property Details

Property History: The project site was annexed into the City of San Antonio in September of 1945. The subject parcel was zoned "JJ" Commercial District by ordinance 6247 approved November 28 of 1947. This district converted to the "I-1" General Industrial District following the 2001 adoption of the Unified Development Code. The property was rezoned from "I-1" General Industrial District to "C-2" Commercial District on May 17, 2007 (City of San Antonio Zoning Case Z2007162 CD S).

Topography: There are no abnormal topographical concerns evident on the subject property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "C-2 CD", "R-6"

Current Land Uses: Professional Office, Vacant Lot

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "R-5"

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: North General McMullen Road

Existing Character: Primary Arterial Type A; 3 lanes in each direction with center turn lanes, and sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 524 operates along North General McMullen, just north of the subject property

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 "R-4 Residential Single-Family zoning allows for single-family dwellings. There is room for off-street parking to satisfy the residents.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and the Zoning Commission (9-0) recommend 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 establishes General Urban Tier land use which is consistent with medium to high density residential and generally consistent of small tract detached single-family zones such as the requested "R-4".

2. Adverse Impacts on Neighboring Lands:

There is currently a single-family dwelling on the subject property. Then requested rezoning is being sought to make the current use conforming to the zoning. Staff has not found any likely adverse impact on neighboring properties.

3. Suitability as Presently Zoned:

Both the current "C-2" and the proposed "R-4" zoning is consistent with the plan. The surrounding community has a mixture of commercial and residential single-family districts including "R-5" and "R-6".

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 0.1065 of an acre, which is of sufficient size to accommodate uses permitted in "R-4".

7. Other Factors:

None.