



City of San Antonio

Agenda Memorandum

File Number:15-3794

Agenda Item Number: 12.

Agenda Date: 7/7/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015221

SUMMARY:

Current Zoning: "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2015

Case Manager: Mary Gonzales, Planner

Property Owner: RK&B LLC-Bruce Finley

Applicant: RK&B LLC-Bruce Finley

Representative: BURY - Chad James

Location: 3343 Roosevelt Avenue

Legal Description: 0.8571 acres out of NCB 11911

Total Acreage: 0.8571

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association

Planning Team: South Central Community Plan-15

Applicable Agencies: San Antonio Aviation Department, Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “J” Commercial District. In 1985, the property was rezoned to “B-3R” Business Restrictive Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3R” General Commercial Restrictive Alcoholic Sales District.

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: R-6, C-2 H, C-2 H MC-1

Current Land Uses: Single-Family Residences, Motel and Restaurant

Direction: East

Current Base Zoning: C-2 H MC-1

Current Land Uses: Vacant Commercial

Direction: South

Current Base Zoning: C-2 H MC-1, C-3 H

Current Land Uses: Vacant Commercial

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

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 subject property and surrounding properties are designated as “H” Mission San Jose Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial B, two lanes in each direction, without sidewalks

Proposed Changes: None known

Thoroughfare: East Bonner Avenue

Existing Character: Local Road, one lane in each direction, without sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 42-Roosevelt has a stop at the intersection of East Bonner Avenue and Roosevelt Avenue.

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 are typically determined by the type of use and building size. The zoning application refers to a proposed restaurant.

Food-Restaurant or Cafeteria: Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 200 square feet of Gross Floor Area (GFA).

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the "C-3R" General Commercial Restrictive Alcoholic Sales base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 South Central Community Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested "C-2" Commercial base zoning district is consistent with the adopted land use designation.

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:

Both the current "C-3R" General Commercial Restrictive Alcoholic Sales District and the proposed "C-2" Commercial District are appropriate for the subject property.

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 requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The 0.8571-acre tract is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.

