



City of San Antonio

Agenda Memorandum

File Number:15-4886

Agenda Item Number: Z-2.

Agenda Date: 10/1/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015266

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Wrecker Service

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Benjamin Guadalupe Lopez and Olga G. Lopez

Applicant: Veronica L. Vasquez

Representative: Veronica L. Vasquez

Location: 132, 136, 140, 144 Remount Drive

Legal Description: 1.5495 acres out of Lots 8, 9, 10, 11, 12, Block 1, NCB 15732

Total Acreage: 1.5495

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Planning Team: None
Applicable Agencies: None

Property Details

Property History: The subject property was annexed as a part of Area XI Camelot in 1972 and was originally zoned “R-1” Temporary Single-Family Residential District. Under the adoption of the 2001 Unified Development Code the properties were rezoned to “R-6” Single-Family Residential District. On June 5, 2015, Lots 11 and 12 were rezoned to “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Wrecker Service (Ordinance # 2008-06-05-0499).

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, BP

Current Land Uses: Business Park

Direction: East

Current Base Zoning: I-1, R-6

Current Land Uses: Single Family Homes & Auto Shop

Direction: South

Current Base Zoning: I-1, C-3, R-6

Current Land Uses: Auto Shops & Single Family Homes

Direction: West

Current Base Zoning: R-6, I-1, C-3

Current Land Uses: Single-Family Homes, Auto Shop, & Hotel

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Remount Drive

Existing Character: Local, one lane in each direction

Proposed Changes: None.

Public Transit: None.

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

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining the current "R-6" Residential

Single-Family District and "C-2NA" Commercial Nonalcoholic Sales base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 not located within a Sector or Future Land Use Plan and is not currently designated for a future land use. Therefore, a finding of consistency is not required. The requested "L" Light Industrial base zoning is consistent with surrounding land uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this request. The proposed use will require the improvement of the Right-Of-Way for Remount Drive at the applicant's expense. Remount Drive will need to be upgraded to a Type B Street.

3. Suitability as Presently Zoned:

The existing "Light Industrial" base zone will be appropriate for the surrounding area only if the Remount Drive is upgraded to a Type B Street.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

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

6. Size of Tract:

The 1.5495 acre site is of sufficient size to accommodate the proposed purpose.

7. Other Factors:

The proposed use will require right of way for Remount Drive at the applicant's expense.