



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5463

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 10/19/2017

**Title:** ZONING CASE # Z2017240 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 CD RIO-7E AHOD" Residential Single-Family San Pedro Creek River Improvement Overlay District Airport Hazard Overlay District with Conditional Use for a Catering Shop to "O-1 RIO-7E AHOD" Office San Pedro Creek River Improvement Overlay Airport Hazard Overlay on Lot 13, Block 1, NCB 1011, located at 244 West Cevallos Street. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2017-10-19-0823

Date	Ver.	Action By	Action	Result
10/19/2017	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2017240

**SUMMARY:**

**Current Zoning:** "R-6 CD RIO-7E AHOD" Residential Single-Family San Pedro Creek River Improvement Overlay District Airport Hazard Overlay District with Conditional Use for a Catering Shop

**Requested Zoning:** "O-1 RIO-7E AHOD" Office San Pedro Creek River Improvement Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 19, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Key Properties

**Applicant:** Donald Oroian

**Representative:** Donald Oroian

**Location:** 244 West Cevallos Street

**Legal Description:** Lot 13, Block 1, NCB 1011

**Total Acreage:** 0.160

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City and was previously zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Industrial District. A 2006 case, Ordinance #2003-12-14-1441 zoned the subject property to "R-6" Residential Single-Family District. A 2007 case, Ordinance #2007-09-06-0968 zoned the subject property to "R-6 CD" Residential Single-Family District with a Conditional Use for a Catering Shop.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** UZROW

**Current Land Uses:** UZROW

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Residential Single-Family

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Residential Single-Family

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Residential Single-Family

**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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

**Transportation**

**Thoroughfare:** West Cevallos Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Marty Street

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:** VIA bus route #44 is within walking distance 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:** Auto: Parking Lot does not require a minimum or maximum of vehicle spaces.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current zoning district. The current zoning of “R-6” allows a single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. It also allows a foster family home and public/ private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Downtown Regional Center and within a half mile of a Premium Transit Corridor.

**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 Lonestar Community Plan, and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “O-1” Office base zoning district is consistent with the future 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. The requested zoning change for an office parking lot blends in with the surrounding commercially zoned properties of the area and will act as a buffer to the residentially zoned properties.

**3. Suitability as Presently Zoned:**

The current “R-6” base zoning district is appropriate for the subject property’s location. The requested use for an office parking lot is also appropriate and consistent with surrounding uses. The surrounding properties to the

north are commercially zoned properties.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses to the north are industrial properties. The requested zoning change to allow for an office parking lot will act as a buffer to the residential zone properties.

**5. Public Policy:**

The rezoning request does not appear to conflict with land use goals and strategies of the Lone Star Community Plan that supports redeveloping vacant and underutilized parcels.

**6. Size of Tract:**

The subject property totals 0.160 acres in size, which should reasonably accommodate the uses permitted in “O-1” Office District.

**7. Other Factors:**

The applicant proposes an office parking lot. The applicant was cited by Code Enforcement for constructing the existing parking lot without a permit. Prior to the construction of the parking lot, this lot was vacant. The zoning request for a parking lot will add additional parking to the existing businesses in the area. The proposed use will reduce on-street parking and will keep the employees from parking within the surrounding neighborhoods.