



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2876

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/4/2014

**Title:** ZONING CASE # Z2015008 (District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3, NCB 10016 located at 1426 McCauley Boulevard. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-008.pdf, 2. Z2015008.pdf, 3. DRAFT ORDINANCE, 4. Ordinance 2014-12-04-0989

Date	Ver.	Action By	Action	Result
12/4/2014	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 4

**SUBJECT:**

Zoning Case Z2015008

**SUMMARY:**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 4, 2014

**Case Manager:** Trenton Robertson, Planner

**Property Owner:** Minerva Longoria

**Applicant:** Minerva Longoria

**Representative:** Minerva Longoria

**Location:** 1426 McCauley Boulevard

**Legal Description:** Lot 3, NCB 10016

**Total Acreage:** 0.2109

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Tierra Linda Neighborhood Association

**Planning Team:** Nogalitos/South Zarzamoram Community Plan-26

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was originally annexed in 1944 and was originally zoned "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-2" Heavy Industrial. The property is not platted but is developed with a residential structure measuring 1,248 square feet in size that was built in 1951.

**Topography:** The properties do not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** "I-2"

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

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Professional Office and Senior Care Facility

**Direction:** West

**Current Base Zoning:** "I-2" and "C-2"

**Current Land Uses:** Retail Center and Single-Family Residential

**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:** McCauley Boulevard and Walden Street

**Existing Character:** Local; one lane in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** The closest Via bus line 550 operates along Southwest Military Drive, south 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:** Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum

vehicle spaces: N/A

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the Heavy Industrial zoning; the subject property would remain as a non-conforming single-family residential use and structure.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (8-0-1) 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 Nogalitos/South Zarzamora Community Plan and is currently designated as Low Residential in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “I-2” district is not appropriate for the subject property due to the small size of the lot and the strenuous development standards of the industrial zoning district. Although much of the surrounding area carries industrial zoning, the area is part of an established single-family residential neighborhood. The current “I-2” zoning district is outdated and inconsistent with the surrounding uses.

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

**6. Size of Tract:**

The subject property is 0.2109 of an acre in size, which should be able to reasonably accommodate the proposed single-family dwelling.

**7. Other Factors:**

None.