



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1025

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/5/2013

**Title:** ZONING CASE # Z2013192 (District 5): An Ordinance amending the Zoning District Boundary "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 9, 10 and 11, Block 51, NCB 8004 located at 6103 South Zarzamora Street. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2013-192, 2. Z2013192, 3. Ordinance 2013-12-05-0885

Date	Ver.	Action By	Action	Result
12/5/2013	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**

Zoning Case Z2013192

**SUMMARY:**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Ricardo & Paulina Hernandez

**Applicant:** Maricruz Rivera

**Representative:** Maricruz Rivera

**Location:** 6103 South Zarzamora

**Legal Description:** Lots 9, 10 and 11, Block 51, NCB 8004

**Total Acreage:** 0.3021

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 32 - Kelly South San Pueblo Planning Team

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1944 and was originally zoned “B” Residence District. The subject property was rezoned four times within the years of 1969 to 1981 from “B” Residence District to finally “R-3” Multiple Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family zoning district. The subject property in its current configuration is platted lots 9, 10, and 11 as recorded in volume 105, page 14 of the Bexar County Deed and Plat records. The subject property is currently developed has a Day Care Center for over 20 children. The structure was built in 1959.

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

**Adjacent Zoning and Land Uses**

**Direction:** North, East and West

**Current Base Zoning:** “R-6” Residential Single Family

**Current Land Uses:** SAWS Ground Storage Tank Facility, Single Family Residences

**Direction:** South

**Current Base Zoning:** “C-2” Commercial

**Current Land Uses:** Vacant Retail Center

**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:** South Zarzamora Street

**Existing Character:** Primary Arterial Type A; three lanes in each direction with center turn and sidewalks on both sides.

**Proposed Changes:** None Known

**Thoroughfare:** Linden Avenue, Clinton Street, and Vickers Avenue

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

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus line is the 520, which operates along Zarzamora Street. The nearest stop is at the intersection of West Southcross and South Zarzamora Street north 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:** Off-street vehicle parking requirements for retail uses are typically determined by building size.

Retail - Minimum Requirement: 1 space per 200 square feet of Gross Floor Area (GFA); Maximum Allowance: 1 space per 200 square feet of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the existing multi-family zoning designation.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and 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 subject property is located within the Kelly/South San Pueblo Plan and is currently designated as neighborhood commercial in the future land use component of the plan. The requested "C-1" Commercial District is consistent with the adopted land use designation. The plan encourages small intense commercial developments along arterials thoroughfares and near major intersections.

**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. Precedent of small scale retail does exist along the west side of S. Zarzamora between Linden Avenue and Vickers Avenue.

**3. Suitability as Presently Zoned:**

The existing "MF-33" is appropriate for the subject property; however, the subject property size may present a challenge for a multi unit development and parking requirements.

**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 measures 0.0321 acres in size, depending on the gross square footage of the proposed structure, it could accommodate commercial development and required parking.

**7. Other Factors:**

None.