



City of San Antonio

Legislation Details (With Text)

File #: 16-1059

Type: Zoning Case

In control: City Council A Session

On agenda: 1/28/2016

Title: ZONING CASE # Z2016039 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Brake Repair Shop to "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512 located at 1629 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-039 Location Map, 2. Z2016039 CD Revised Site Plan, 3. Z2016039 CD Zoning Minutes, 4. DRAFT ORDINANCE, 5. Ordinance 2016-01-28-0054

Date	Ver.	Action By	Action	Result
1/28/2016	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016039 CD

SUMMARY:

Current Zoning: "C-2 CD MC-1AHOD" Commercial Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for an Automobile Brake Repair Shop

Requested Zoning: "C-2 CD MC-1 AHOD" Commercial Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Ralph Sanchez

Applicant: Ralph Sanchez

Representative: Ralph Sanchez

Location: 1629 Roosevelt Avenue

Legal Description: Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512

Total Acreage: 0.1607

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Roosevelt Park

Planning Team: South Central San Antonio-15

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938 and was originally zoned “B” residence District. On September 19, 1983 (Ordinance 61454) the property was rezoned to “B-2 S.U.P.” Business District Special Use Permit for an Automobile Brake Repair Shop. Upon the adoption of the 2001 Unified Development Code, the base zoning converted to “C-2 CD” Conditional Use for an Automobile Brake Repair Shop.

Topography: The property is an existing commercial structure that is located in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, R-4

Current Land Uses: Commercial Uses and Single-Family Residences

Direction: East

Current Base Zoning: C-2, R-6

Current Land Uses: Public Street, Commercial Uses, and Single-Family Residences

Direction: South

Current Base Zoning: R-6, C-2

Current Land Uses: Public Street, Golf Course and Commercial uses

Direction: West

Current Base Zoning: R-4, R-6

Current Land Uses: Single-Family Residences and Golf Course

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: Roosevelt Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Hansford Road
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: Weaver Street
Existing Character: Local
Proposed Changes: None known

Thoroughfare: Mission Road
Existing Character: Collector Street
Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of Roosevelt Avenue and Hansford Street. Routes 232, 34 and 42 provide service to the area.

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: Welding Shop: Minimum 1 space per 1,500 sf. GFA. Maximum Parking Requirement: 1 space per 300 sf. GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the "C-2 CD" with Conditional Use for a Brake Repair Shop.

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 property is located within the South Central San Antonio Community Plan and is designated as Mixed Use in the future land use component of the Plan. The requested "C-2" 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 surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The proposed "C-2 CD" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial 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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.1607 acres in size.

7. Other Factors:

None