



City of San Antonio

Legislation Details (With Text)

File #: 16-3612

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/21/2016

Title: ZONING CASE # Z2016161 (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 27 & 28, Block 59, NCB 7981, located at 1507 and 1511 West Southcross Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map Z2016161

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016161

SUMMARY:

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Rubi Martinez Montalvo

Applicant: Rubi Martinez Montalvo

Representative: Rubi Martinez Montalvo

Location: 1507 and 1511 West Southcross Boulevard

Legal Description: Lots 27 and 28, Block 59, NCB 7981

Total Acreage: 0.28

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Tierra Linda

Applicable Agencies: None

Property Details

Property History: The property was originally annexed in September 23, 1944 (Ordinance 1391) and was rezoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code, the zoning district changed to "R-4" Residential Single-Family District. On February 20, 2014 the property was rezoned to "C-1" Light Commercial District (Ordinance 2014-02-20-0118).

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: C-1, R-4, and C-2

Current Land Uses: vacant lots, restaurant, vacant business, single-family homes.

Direction: West, South

Current Base Zoning: C-1, R-4, and NC-CD

Current Land Uses: Restaurant, vacant lots, single-family homes, Laundromat.

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: Southcross Boulevard

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known.

Public Transit: There is a VIA bus stop located at the intersection of W. Southcross Boulevard at Zarzamora, few feet from 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.

Parking Information: Retail Convenience Store: 6 spaces per 1000 sf. GFA. Maximum Parking Requirement: 10 spaces per 1000 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-1 AHOD" Light Commercial

Airport Hazard Overlay District zoning.

FISCAL IMPACT:

None.

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 the Nogalitos/South Zarzamora Community Land Use Plan. The requested “C-2 AHOD” 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.

3. Suitability as Presently Zoned:

The applicant requests this zoning change in order to provide retail services on the property with parking in the front. “C-1” requires parking to be located in the rear of the property. The current businesses on the site do not comply with the current “C-1” Light Commercial District. The “C-2” zoning designation is appropriate for this location. The requested use is consistent with the existing development pattern.

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 0.28 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.