



City of San Antonio

Legislation Details (With Text)

File #: 14-2854

Type: Zoning Case

In control: City Council A Session

On agenda: 12/4/2014

Title: ZONING CASE # Z2014272 (District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 35, NCB 6797 located at 1435 Northwest 24th Street. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2014272, 3. DRAFT ORDINANCE, 4. Ordinance 2014-12-04-0991

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 5

SUBJECT:

Zoning Case Z2014272

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Casimiro Briseno

Applicant: Casimiro Briseno

Representative: Casimiro Briseno

Location: 1435 Northwest 24th Street

Legal Description: Lot 35, NCB 6797

Total Acreage: 0.4848

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: "R-4" and "C-3R"

Current Land Uses: Vacant, parking lot, upholstery and single-family residence

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-family residence

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Vacant and single-family residence

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: Northwest 24th Street

Existing Character: Secondary Arterial Type B; two lanes in each direction with a sidewalk on each side

Proposed Changes: None known

Thoroughfare: Lombrano Street

Existing Character: Alleyway; one lane

Proposed Changes: None known

Thoroughfare: Blue Ridge Drive

Existing Character: Local street; one lane in each direction with a sidewalk on each side

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 89, 289, and 522 which operates along Northwest 24th Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to a proposed food establishment.

Service - Food Service Establishment: Minimum Parking Requirement: 1 space per 100 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 40 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the “R-4” zoning district.

FISCAL IMPACT:

The applicant has paid the required zoning fees.

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 subject property is not located within a local neighborhood plan or sector plan as established by the Department of Planning and Community Development. The requested “C-1” base zoning district is consistent with the surrounding neighborhood uses. Furthermore, commercial uses are encouraged along Secondary Arterial Type B corridors. Due to the high traffic volumes and speeds single-family residences are more appropriate when situated within an established neighborhood or along local streets.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is not appropriate for the subject property’s location on a Northwest 24th Street. The proposed use will provide more commercial activity along a growing commercial corridor.

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

6. Size of Tract:

The subject property totals 0.4848 of an acre in size, which should reasonably accommodate the uses permitted in “C-1”.

7. Other Factors:

Any future construction on the property shall abide by the development standards set forth by City of San Antonio's Unified Development Code. Additionally, any commercial activity on the property shall only be permitted once all permits and a certificate of occupancy have been received.