



City of San Antonio

Legislation Details (With Text)

File #: 15-5049

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/6/2015

Title: ZONING CASE # Z2015293 (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District located on East 14 Feet of Lot 16 and West 36 Feet of Lot 17, Block 18, NCB 9238 located at 2751 Culebra Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-293_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2015293

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: La Cantera Properties LLC (Francisco J. Garcia, Manager)

Applicant: Antonio Pedraza, Jr, and/or Cynthia Zuniga Puig

Representative: Antonio Pedraza, Jr, and/or Cynthia Zuniga Puig

Location: 2751 Culebra Road

Legal Description: East 14 Feet of Lot 16 and West 36 Feet of Lot 17, Block 18, NCB 9238

Total Acreage: 0.132

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: University Park Neighborhood Association

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1947 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. The property is developed with a

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: C-2, R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: C-2, C-3R

Current Land Uses: Commercial Businesses, Auto Repair

Direction: East

Current Base Zoning: C-2

Current Land Uses: 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: Culebra Road

Existing Character: Secondary Arterial A, 2 lanes each direction, center turning lane, sidewalks

Proposed Changes: None known

Public Transit: VIA bus route #82 stops at the corner of Culebra Road and South San Miguel Road.

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: The off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The application refers to general office space. The existing building is 646 square feet.

Professional Office - Minimum, 1 parking space per 300 square feet; Maximum, 1 parking space per 140 square feet.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the "R-4" Single-Family Residential base zoning district.

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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation. Goal ED-3.1 of the West/Southwest Sector Plan seeks to "Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan." The proposed rezoning will allow new commercial development along Culebra Road, a major business corridor.

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 property has frontage on a secondary arterial roadway which could result in adverse impacts to the use of a single-family residence on the subject property. Staff finds that a commercial development would not be impacted adversely from being sited on the frontage of a secondary arterial roadway.

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 0.132 acres in size, which will reasonably accommodate the proposed zoning.

7. Other Factors:

None.