



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1171

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/19/2013

**Title:** ZONING CASE #Z2014023 (District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Parcel 108D, NCB 11186 located on a portion of the 2400 and 2500 Blocks of Navajo Street. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Z2014023, 3. Case 13-1171 Z2014023 DRAFT ORDINANCE, 4. Ordinance 2013-12-19-0934

Date	Ver.	Action By	Action	Result
12/19/2013	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 4

**SUBJECT:**

Zoning Case Z2014023

**SUMMARY:**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 19, 2013

**Case Manager:** Krystin Ramirez

**Property Owner:** Alecozay Family Ltd. Partnership (by Abraham Alecozay, Manager/President)

**Applicant:** Charles Christian

**Representative:** Charles Christian

**Location:** A portion of the 2400 and 2500 Blocks of Navajo Street

**Legal Description:** Parcel 108D, NCB 11186

**Total Acreage:** 1.003

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Neighborhood Associations:** None

**Planning Team Members:** 35 - West / Southwest Sector Plan

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "Temp A" Temporary Single Family Residence District. In a 1955 case, the property was rezoned to "MM" Second Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The subject site is currently vacant and is not platted.

**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

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant land

**Direction:** East

**Current Base Zoning:** "I-2"

**Current Land Uses:** Vacant land

**Direction:** South

**Current Base Zoning:** "I-2"

**Current Land Uses:** Private university

**Direction:** West

**Current Base Zoning:** "R-4" and "I-2"

**Current Land Uses:** High school and single-family residences

**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:** Navajo Street

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

**Proposed Changes:** None known

**Thoroughfare:** Barlite Boulevard

**Existing Character:** Local Street; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus line 51 operates along Barlito Boulevard, west of the subject property.

**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 the type of use and building size.

Medical - Clinic - Minimum Parking Requirement: 1 space per 400 square feet GFA (gross floor area);  
Maximum Parking Requirement: 1 space per 100 square feet GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current industrial zoning, restricting future land uses to those permissible in the "I-2" zoning district.

**FISCAL IMPACT:**

None. 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 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. The General Urban Tier allows a range of medium to high density uses, such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Nearby properties are developed as a school, medical clinic, and hospital. The "C-2" district permits uses that serve medium and high residential uses, including the local and wider communities.

**3. Suitability as Presently Zoned:**

The "I-2" base zoning district is not appropriate for the subject property. The "I-2" district is meant to accommodate intense industrial uses, which would adversely affect the neighboring residences, school and hospital.

**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 1.003 acres in size, which reasonably accommodates uses permitted in “C-2” and the typical parking requirement.

**7. Other Factors:**

None.