



City of San Antonio

Legislation Details (With Text)

File #: 15-5172

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/6/2015

Title: ZONING CASE # Z2015297 CD (Council District 4): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Climate Controlled Storage on Lots A & B, Block 1, NCB 11253 located at 335 Kelsey Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-297 CD Location Map, 2. Z2015297 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2015297 CD

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Climate Controlled Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Erica Greene, Planner

Property Owner: Rose Mary Esquivel & Calistro Esquivel Jr.

Applicant: Rose Mary Esquivel & Calistro Esquivel Jr.

Representative: Patrick W. Christensen, Attorney at Law

Location: 335 Kelsey Avenue

Legal Description: Lots A & B, Block 1, NCB 11253 located at 335 Kelsey Avenue.

Total Acreage: 0.6199

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan (Suburban Tier) - 36

Applicable Agencies: None

Property Details

Property History: The subject property was annexed January 25, 2001 per ordinance #93308 and zoned “R-2” Two Family Resident District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District

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: C-3 NA S

Current Land Uses: Storage, Climate Controlled

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Vacant

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Vacant

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Residential

Overlay and Special District Information: None

Transportation

Thoroughfare: Kelsey Avenue

Existing Character: Street

Proposed Changes: None

Public Transit:

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: The proposed zoning change will not change the parking requirements of the current uses since parking has already been established, meeting the requirements of 4 parking spaces plus 2 parking spaces for manager’s quarters.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current “RM-4 AHOD” Residential Mixed Airport Hazard Overlay 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 Suburban Tier in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

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 “RM-4” base zoning district is appropriate for the subject property’s location. The adjacent properties are zoned “RM-4” Residential Single-Family District and “C-2” Commercial District, which works in conjunction with surrounding mixed residential zoning districts.

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. The development of the subject property promotes economic development for this area in accordance with the West Sector Plan (Suburban Tier) of existing corridors that are transformed into mixed used, pedestrian oriented friendly nodes that are integrated into the surrounding community.

6. Size of Tract:

The subject property totals 0.6199 acres in size, which should reasonably accommodate the uses permitted in “C-2 CD AHOD” Commercial Airport Hazard Overlay District with Conditional Use for Climate Controlled Storage.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.