



City of San Antonio

Legislation Details (With Text)

File #: 16-3661

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/21/2016

Title: ZONING CASE # Z2016160 (Council District 3): 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 on Lot 11-G, Block 47, NCB 11077, located at 3551 Commercial Avenue. Staff recommends Denial.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016160 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016160

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: June 21, 2016

Case Manager: Erica Greene, Planner

Property Owner: Othon and Maria Antonieta Ruiz

Applicant: Othon and Maria Antonieta Ruiz

Representative: Othon and Maria Antonieta Ruiz

Location: 3551 Commercial Avenue

Legal Description: Lot 11-G, Block 47, NCB 11077

Total Acreage: 0.25

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1957, Ordinance 24277 and was previously 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 Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-6

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: Commercial Avenue

Existing Character: Local Road

Proposed Changes: None

Thoroughfare: West Ansley Boulevard

Existing Character: Local Road

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #46 within walking distance of 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 requirements.

Parking Information: Service: Professional Office requires a minimum of 1 per 300 sf GFA and a maximum of 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial

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" Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The intensity of rezoning the subject property to "C-2" will alter the character of the neighborhood.

3. Suitability as Presently Zoned:

The current "R-4" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-4 and R-6" which works in conjunction with surrounding single family dwellings in the 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 appear to conflict with land uses goals and strategies of the West/Southwest Sector Plan as promotes housing that is well maintained to help ensure the long-term viability of neighborhoods.

6. Size of Tract:

The subject property totals 0.25 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant proposes a office building on the subject property. The surrounding properties are zoned “R-4” Single-Family Residential District. The request to rezone the subject property will not provide consistency with the surrounding areas and will significantly alter the land use pattern or character of the immediate area as the proposed change is not compatible with the already-existing surrounding pattern of development.