



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1059

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**Agenda Item Number:** Z-13.

**Agenda Date:** 1/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016039 CD

**SUMMARY:**

**Current Zoning:** "C-2 CD MC-1AHOD" Commercial Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for an Automobile Brake Repair Shop

**Requested Zoning:** "C-2 CD MC-1 AHOD" Commercial Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 15, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Ralph Sanchez

**Applicant:** Ralph Sanchez

**Representative:** Ralph Sanchez

**Location:** 1629 Roosevelt Avenue

**Legal Description:** Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512

**Total Acreage:** 0.1607

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park

**Planning Team:** South Central San Antonio-15

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as recognized in 1938 and was originally zoned “B” residence District. On September 19, 1983 (Ordinance 61454) the property was rezoned to “B-2 S.U.P.” Business District Special Use Permit for an Automobile Brake Repair Shop. Upon the adoption of the 2001 Unified Development Code, the base zoning converted to “C-2 CD” Conditional Use for an Automobile Brake Repair Shop.

**Topography:** The property is an existing commercial structure that is located in a flood plain.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, R-4

**Current Land Uses:** Commercial Uses and Single-Family Residences

**Direction:** East

**Current Base Zoning:** C-2, R-6

**Current Land Uses:** Public Street, Commercial Uses, and Single-Family Residences

**Direction:** South

**Current Base Zoning:** R-6, C-2

**Current Land Uses:** Public Street, Golf Course and Commercial uses

**Direction:** West

**Current Base Zoning:** R-4, R-6

**Current Land Uses:** Single-Family Residences and Golf Course

**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:** Roosevelt Avenue

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None Known

**Thoroughfare:** Hansford Road

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Weaver Street

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Mission Road

**Existing Character:** Collector Street

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop at the corner of Roosevelt Avenue and Hansford Street. Routes 232, 34 and 42 provide service to the area.

**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:** Welding Shop: Minimum 1 space per 1,500 sf. GFA. Maximum Parking Requirement: 1 space per 300 sf. GFA.

**ISSUE:**  
None.

**ALTERNATIVES:**  
Denial of the zoning request will result in the subject property retaining the "C-2 CD" with Conditional Use for a Brake Repair Shop.

**FISCAL IMPACT:**  
None.

**RECOMMENDATION:**  
**Staff Analysis and 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 property is located within the South Central San Antonio Community Plan and is designated as Mixed Use in the future land use component of the Plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The proposed "C-2 CD" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

**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 requested rezoning does not appear to be in conflict with any public policy.

**6. Size of Tract:**

The subject property is 0.1607 acres in size.

**7. Other Factors:**

None

