



City of San Antonio

Agenda Memorandum

File Number: 16-5714

Agenda Item Number: Z-13.

Agenda Date: 12/1/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016279

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2016

Case Manager: Erica Greene, Planner

Property Owner: Roxanne M. Sarabia

Applicant: Phillip Perez

Representative: Phillip Perez

Location: 179 Sims Avenue

Legal Description: 0.5022 acres out of NCB 3731

Total Acreage: 0.5022

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and in 1938, following the adoption of the first Unified Development Code, the property was assigned Residential zoning. A 2010 zoning case, Ordinance #2010-03-18-0240 rezoned the subject property to the current "C-1" Light Commercial 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-1

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: UZROW

Current Land Uses: IH-35

Direction: South

Current Base Zoning: C-3NA

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: C-1

Current Land Uses: Residential Single-Family

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: Sims Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: IH 35

Existing Character: Major Highway

Proposed Changes: None Know

Public Transit: VIA bus route #9 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-1 AHOD" Light Commercial Airport Hazard Overlay District

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 Community Plan, and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested IDZ” Infill Development Zone base zoning district with uses permitted in "C-1" Light Commercial 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. The IDZ base zoning districts acts as an appropriate buffer from the freeway into the Single-Family Residential neighborhood.

3. Suitability as Presently Zoned:

The current “C-1” base zoning district is appropriate for the subject property’s location because it currently follows the pattern of established development. The requested zoning district of “IDZ” with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales is also appropriate for the subject property’s location.

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 land use goals and strategies of the South Central San Antonio Community Plan to encourages a balance of new development and redevelopment of target areas.

6. Size of Tract:

The subject property totals 0.0964 acres in size, which should reasonably accommodate the uses permitted in "IDZ" Infill Development Zone with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

