



City of San Antonio

Agenda Memorandum

File Number:13-1025

Agenda Item Number: Z-9.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2013192

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Case Manager: Ernest Brown, Planner

Property Owner: Ricardo & Paulina Hernandez

Applicant: Maricruz Rivera

Representative: Maricruz Rivera

Location: 6103 South Zarzamora

Legal Description: Lots 9, 10 and 11, Block 51, NCB 8004

Total Acreage: 0.3021

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Planning Team: 32 - Kelly South San Pueblo Planning Team

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “B” Residence District. The subject property was rezoned four times within the years of 1969 to 1981 from “B” Residence District to finally “R-3” Multiple Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family zoning district. The subject property in its current configuration is platted lots 9, 10, and 11 as recorded in volume 105, page 14 of the Bexar County Deed and Plat records. The subject property is currently developed has a Day Care Center for over 20 children. The structure was built in 1959.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plan.

Adjacent Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: “R-6” Residential Single Family

Current Land Uses: SAWS Ground Storage Tank Facility, Single Family Residences

Direction: South

Current Base Zoning: “C-2” Commercial

Current Land Uses: Vacant Retail Center

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: South Zarzamora Street

Existing Character: Primary Arterial Type A; three lanes in each direction with center turn and sidewalks on both sides.

Proposed Changes: None Known

Thoroughfare: Linden Avenue, Clinton Street, and Vickers Avenue

Existing Character: Local Streets; one lane in each direction with sidewalks.

Proposed Changes: None Known

Public Transit: The nearest VIA bus line is the 520, which operates along Zarzamora Street. The nearest stop is at the intersection of West Southcross and South Zarzamora Street north 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: Off-street vehicle parking requirements for retail uses are typically determined by building size.

Retail - Minimum Requirement: 1 space per 200 square feet of Gross Floor Area (GFA); Maximum Allowance: 1 space per 200 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing multi-family zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 subject property is located within the Kelly/South San Pueblo Plan and is currently designated as neighborhood commercial in the future land use component of the plan. The requested “C-1” Commercial District is consistent with the adopted land use designation. The plan encourages small intense commercial developments along arterials thoroughfares and near major intersections.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Precedent of small scale retail does exist along the west side of S. Zarzamora between Linden Avenue and Vickers Avenue.

3. Suitability as Presently Zoned:

The existing “MF-33” is appropriate for the subject property; however, the subject property size may present a challenge for a multi unit development and parking requirements.

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 measures 0.0321 acres in size, depending on the gross square footage of the proposed structure, it could accommodate commercial development and required parking.

7. Other Factors:

None.