



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-1298  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 6/19/2014  
**Title:** ZONING CASE # Z2014153 (District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the south 129.8 feet of Lot 14, Block 1, NCB 2181 located at 547 Ruiz Street. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2014-153.pdf, 2. Z2014153.pdf, 3. 14-1298 Z2014153 DRAFT ORDINANCE, 4. Ordinance 2014-06-19-0491

Date	Ver.	Action By	Action	Result
6/19/2014	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**

Zoning Case Z2014153

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 20, 2014

**Case Manager:** Trenton Robertson, Planner

**Property Owner:** Jose Jaime & Juanita Castilleja

**Applicant:** Alejandro J. Martinez

**Representative:** Alejandro J. Martinez

**Location:** 547 Ruiz Street

**Legal Description:** The south 129.8 feet of Lot 14, Block 1, NCB 2181

**Total Acreage:** 0.1671

**Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** Gardendale Neighborhood Association

**Planning Team:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2002 case, the property was rezoned to the current "R-4" Residential Single-Family District. The lot is not platted in its current configuration. The subject property is developed with a residential structure measuring 1,162 square feet in size that was built in 1900.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1" and "R-4"

**Current Land Uses:** Church, vacant, single-family residential and auto repair shop

**Direction:** South

**Current Base Zoning:** "IDZ" and "R-4"

**Current Land Uses:** Gas station, parking lot, single-family residential and vacant

**Direction:** East

**Current Base Zoning:** "I-1" and "R-4"

**Current Land Uses:** Restaurant, vacant and single-family residential

**Direction:** West

**Current Base Zoning:** "I-1" and "R-4"

**Current Land Uses:** Single-family residential and corner store

**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:** North Colorado Street

**Existing Character:** Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Ruiz Street

**Existing Character:** Collector; one lane in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus line 79 operate along Street, with multiple stops immediately adjacent to the subject property.

**Traffic Impact:** A traffic impact analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and size of the structure. The rezoning application refers to a proposed music retail use.

Music Store - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 200 square feet GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the current single-family residential zoning designation.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**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 not located within any future land use plan. However, the requested zoning district is consistent with the current development pattern and uses in the neighborhood.

**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. The area is developed with a mix of residential and commercial uses; however, many of the residential properties are beginning to transition to small retail and office uses.

**3. Suitability as Presently Zoned:**

The existing "R-4" may be appropriate for the subject property. However, the proposed "C-1" zoning district would provide a suitable transition between the residential neighborhood to the east and the established commercial corridor to the west.

**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 is 0.1671 of an acre in size, which should be able to reasonably accommodate the proposed light commercial use. The small size of the property will serve to limit the scale and impact of the proposed commercial use.

**7. Other Factors:**

None.