



City of San Antonio

Legislation Details (With Text)

File #: 15-1690

Type: Zoning Case

In control: City Council A Session

On agenda: 3/5/2015

Title: ZONING CASE # Z2015087 S (District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lots 1, 2 and 3, Block 30, NCB 15195 located at 175, 179 and 183 Aldrich Drive. Staff recommends approval. Zoning Commission recommendation pending the March 3, 2015 public hearing.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015087 Site Plan, 2. Z2015087 S_Location Map, 3. Z2015087 S_Minutes, 4. DRAFT ORDINANCE, 5. Ordinance 2015-03-05-0172

Date	Ver.	Action By	Action	Result
3/5/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:
Zoning Case Z2015087 S

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Fabian Ivan Ramirez & Martin Ramirez

Applicant: Torres Engineering (Xavier Torres)

Representative: Xavier Torres

Location: 175, 179 and 183 Aldrich Drive

Legal Description: Lots 1, 2 and 3, Block 30, NCB 15195

Total Acreage: 0.7931

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Springvale Neighborhood Association

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: None.

Property Details

Property History: The subject properties were annexed by the City of San Antonio on December 26, 1972 and were originally zoned as "R-1 Temporary." Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family. The properties are currently vacant.

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

Adjacent Base Zoning and Land Uses

Direction: North and Northeast

Current Base Zoning: "R-6" and "C-2"

Current Land Uses: U. S. Post Office, Parking Lot, Vacant Land

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Access Easement for Southwest Loop 410

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: Southwest Loop 410

Existing Character: Freeway; five lanes in each direction and access road

Proposed Changes: None known

Thoroughfare: Aldrich Drive

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

Proposed Changes: None known

Public Transit: VIA bus route 616 stops at the corner of Southwest Loop 410 access road and Aldrich Drive.

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: Minimum Parking Requirement: N/A; Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the residential zoning; the subject property would remain vacant and the properties would not be used for a non-commercial parking lot.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the March 3, 2015 public hearing.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject properties are located within the West/Southwest Sector Plan and are currently designated as Suburban Tier in the future land use component of the plan. The requested “C-1 S” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-6” is not suitable for the subject properties due to the proximity to the freeway access road of Southwest Loop 410.

4. Health, Safety and Welfare:

Staff has found no indication of adverse effects on the public health, safety or welfare. The request will improve parking conditions and the opportunity to provide buffering between the U. S. Post Office and the adjoining residential neighborhood.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties are a total of 0.7931 acres and can reasonably accommodate the proposed request for a

Non-Commercial Parking Lot (see site plan).

7. Other Factors:

None.