



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1800  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 3/3/2015  
**Title:** ZONING CASE # Z2015087 S (Council District 4): A request for a change in zoning 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. 175, 179 and 183 Aldrich Drive. Staff recommends approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-087\_Location Map, 2. Z2015087 Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**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. This case has been expedited to City Council on March 5, 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

**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 Analysis and Recommendation:** Approval.

**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.