



City of San Antonio

Legislation Details (With Text)

File #: 15-1799

Type: Zoning Case

In control: City Council A Session

On agenda: 4/2/2015

Title: ZONING CASE # Z2015090 (District 5): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on 0.64 and 0.96 acres out of Lot 39, Block 7, NCB 8733 located on a portion of the 2100 Block of West Southcross Boulevard and a portion of the 100 Block of Fay Avenue. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015090_Location Map, 2. Z2015090_Zoning Minutes, 3. Ordinance 2015-04-02-0262

Date	Ver.	Action By	Action	Result
4/2/2015	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015090

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 17, 2015

Case Manager: Ernest Brown, Planner

Property Owner: KMH, LLC (Daniel Hack, Member)

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: A portion of the 2100 Block of West Southcross Boulevard and a portion of the 100 Block of Fay Avenue.

Legal Description: 0.64 and 0.96 acres out of Lot 39, Block 7, NCB 8733

Total Acreage: 1.6

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Planning Team: Kelly South San Pueblo Community Plan-33

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned under the 1938 zoning code. In a 1977 large area rezoning, the property was rezoned to "I-2" Heavy Industry District. Upon adoption of the 2001 Unified Development Code (UDC), the previous base zoning district converted to the current "I-2" Heavy Industrial District. In a 2009 large area rezoning, the subject property was rezoned to "RM-4" Residential Mixed District.

The property owner is proposing to construct two non-commercial parking lots.

Topography: The 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

Current Base Zoning: "RM-4", "L" and "C-2"

Current Land Uses: Single-Family Residences and an Auto Salvage Yard

Direction: South

Current Base Zoning: "C-2", "C-1" and "RM-4"

Current Land Uses: Auto Salvage Yard, Auto Repair and Residences

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Auto Salvage Yard

Direction: West

Current Base Zoning: "L" and "C-1"

Current Land Uses: Auto Salvage Yard and Auto Repair

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: Fay Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: West Southcross Boulevard

Existing Character: Secondary Arterial Type B Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Somerset Road

Existing Character: Secondary Arterial Type A Street; 2 lanes in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 51 line and 515 line, which operate along West Southcross Boulevard and Somerset Road.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential mixed zoning, restricting future land uses to those permissible in the “RM-4” zoning 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 subject property is located within the Kelly/South San Pueblo Community Plan area, and is identified as “Mixed Use” in the Future Land Use component of the Plan. “Mixed Use” allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. The requested "C-2P" Commercial Pedestrian District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. Staff finds the “C-2” district to be appropriate given the size of the subject property and its location in an area with traffic circulation to major thoroughfares. The requested zoning is consistent with the established surrounding zoning and pattern of development along West Southcross Boulevard and Fay Avenue.

3. Suitability as Presently Zoned:

Although the existing “RM-4” zoning district is consistent with the adopted land use designation, the properties are not likely to be used for residential development due to their location adjacent to industrial and commercial

zoning districts. The uses permitted in the “C-2” district are compatible with the surrounding land uses and overall character of the community.

The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

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

6. Size of Tract:

The total acreage for the subject properties combined is 1.6 acres, which appears to be of sufficient size to accommodate the uses permitted in the “C-2” district.

7. Other Factors:

None.