



City of San Antonio

Legislation Details (With Text)

File #: 15-1813
Type: Zoning Case
In control: City Council A Session
On agenda: 4/2/2015
Title: ZONING CASE # Z2015082 (District 2): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 8, Block 9, NCB 651 located at 1332 East Cesar Chavez. Staff and Zoning Commission recommend approval pending Plan Amendment. (Associated Plan Amendment 15016)

Sponsors:

Indexes: Plan Amendment

Code sections:

Attachments: 1. Z2015-082_Location Map, 2. Z2015082_Site Plan, 3. Z2015082_Zoning Minutes, 4. Ordinance 2015-04-02-0252

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2015082

SUMMARY:

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 17, 2015

Case Manager: Ernest Brown, Planner

Property Owner: JS & WS Holdings (Steve Newman, Manager)

Applicant: Steve Newman

Representative: Jody Bailey Newman

Location: 1332 East Cesar Chavez

Legal Description: Lot 8, Block 9, NCB 651

Total Acreage: Lot 8, Block 9, NCB 651

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: None

Planning Team: Arena District/Eastside Community Plan-22

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. In 1993 the subject property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R AHOD" General Commercial Restrictive Alcoholic Airport Hazard Overlay District. In 1950 the property was developed with a 673 square foot structure for a bar. The subject property was platted in its current configuration in the original 36 square mile City of San Antonio plat.

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, Northeast

Current Base Zoning: "I-1", "RM-4", "C-3 R"

Current Land Uses: Pharmarcal Co., Cabinet Co., and Single Family Residence

Direction: East

Current Base Zoning: "C-3 R"

Current Land Uses: Single Family Residence

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single Family Residence

Direction: West

Current Base Zoning: "C-3 R"

Current Land Uses: Vacant, Duplex, 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: E. Cezar Chavez

Existing Character: Local, Type B; one lane in each direction with partial sidewalks both side

Proposed Changes: None known

Thoroughfare: S. Mesquite St., Virginia Boulevard, Indiana Street

Existing Character: Local, Type A; one lane in each direction with sidewalks both side

Proposed Changes: None known

Public Transit: The nearest VIA routes are north of subject property on Iowa Street, routes 26, 30, and 230; and west of subject property on Hackberry Street with routes 28, 30, and 230.

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: The “IDZ” Infill Development Zone District eliminates off street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in “C-3R” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval pending Plan Amendment

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

1. Consistency:

The property is located within the Arena District/Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The proposed request is for “IDZ” as a base zoning district with use permitted in “C-3” General Commercial District. The proposed zoning change requires a plan amendment. The applicant has initiated an amendment to the Plan. The development meets the intent of the Infill Development Zone which encourages development of vacant land, bypass lands, or the redevelopment of underutilized structures/lands. Staff and Planning Commission recommend approval of the Plan Amendment.

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.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

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 0.2010 of an acre in size which is sufficient to accommodate development. IDZ waiver minimum parking requirements.

7. Other Factors:

None.