



City of San Antonio

Legislation Details (With Text)

File #: 15-3341
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/2/2015
Title: ZONING CASE # Z2015187 (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on the North 75 feet of Lot 30, Block 7, NCB 11371 located at 2534 Southwest 35th Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-187_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015187
(Associated Plan Amendment 15045)

SUMMARY:

Current Zoning: "C-1AHOD" Light Commercial Airport Hazard Overlay District.

Requested Zoning: "I-1AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 2, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: AR San Antonio Properties, LP

Applicant: Jose Gallegos, Jr.

Representative: Jose Gallegos, Jr.

Location: 2534 Southwest 35th Street

Legal Description: North 75 feet of Lot 30, Block 7, NCB 11371

Total Acreage: 0.4993

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Planning Team: Kelly/South San PUEBLO -33

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1952 and was originally zoned “B” Residential District. In a 1966 case the property was rezoned to “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-1” Light Commercial District. The property is currently undeveloped and vacant.

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: R-6

Current Land Uses: Vacant lots, single-family homes

Direction: East

Current Base Zoning: R-6

Current Land Uses: Vacant lots, single-family homes

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant lots, Warehouse Building

Direction: West

Current Base Zoning: R-6, I-1

Current Land Uses: Vacant lots, single-family homes

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: 35th Street

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: 36th Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: US Highway 90
Existing Character: Freeway
Proposed Changes: None known.

Public Transit: The nearest VIA bus line is 68 and 75 which operate along 36th Street.

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: The future development of subject property is unknown at this time. However, it must meet the terms stipulated by Section 35-526 of the San Antonio Unified Development Code regarding off-street parking requirements.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the “C-1AHOD” Light Commercial District Airport Hazard Overlay District zoning.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval.

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 Kelly/South San PUEBLO Community Plan and is designated as Low Density Residential in the future land use component of the Plan. The applicant has requested a plan amendment to Industrial. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The “C-1” Light Commercial is not consistent with the existing surrounding I-1 but is compatible with the existing surrounding and adjacent R-6. The requested zoning designation is appropriate for this location and consistent with the existing development pattern.

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 0.4993 acres in size, which when developed with the adjacent remaining portion of the applicant's property will accommodate any proposed development with adequate space for parking.

7. Other Factors:

None.