



City of San Antonio

Legislation Details (With Text)

File #: 15-3881
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/7/2015
Title: ZONING CASE# Z2015217 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015217 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015217
(Associated Plan Amendment 15054)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Maria Aguirre

Applicant: Roger Jimenez

Representative: Roger Jimenez

Location: 273 Redrock Drive

Legal Description: Lot 1, Block 3, NCB 10024

Total Acreage: 0.1675

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: North Central Neighborhood Association

Planning Team: Dellview Planning Team - 27

Applicable Agencies: N/A

Property Details

Property History: The property was originally annexed in January 11, 1951 (Ordinance # 13809). The property was zoned as “A” Temporary Residence District. On May 16, 1957, the property was rezoned to “B” Residence District (Ordinance 25046). The zone was changed to “R-7” Residential Single-Family District with the adoption of the 1965 Zoning Districts. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-4” Residential Single-Family District

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, East

Current Base Zoning: “R-4”

Current Land Uses: Single-family homes

Direction: West, South

Current Base Zoning: “R-4”, “UZROW”, C-2

Current Land Uses: Single-family homes, public right-of-way, and retail center

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: West Avenue

Existing Character: Secondary Arterial Type B 70’- 86’; 2 lane in each direction with no sidewalk fronting the property.

Proposed Changes: None known

Thoroughfare: Redrock Drive

Existing Character: Local

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are number 97, which operates along West Avenue, with a bus stop on the opposite site of the 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: Pizzeria: 1 per 100 sf. GFA. Maximum Parking Requirement: 1 per 40 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-4” Residential Single-Family zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Greater Dellview Area Community Plan. The property is designated as Low Density Residential. The requested “C-1” Light Commercial base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Neighborhood Commercial. Staff and the Planning Commission recommended denial of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on surrounding properties. The requested “C-1” Light Commercial base zoning district is an encroachment into a residential neighborhood. In addition, the current property does not have the infrastructure to support a commercial use. Therefore, the lack of infrastructure may pose a danger to pedestrians in the area and a traffic hazard to drivers traveling within the property area.

3. Suitability as Presently Zoned:

The proposed “C-1” zoning district would be inappropriate for the subject property. The existing “R-4” is consistent with the surrounding zoning districts and uses. The property is currently single-family residential with a converted garage as a secondary residential unit and it is surrounded by other single-family structures. The property is adjacent to West Avenue however; the existing public infrastructure is intended to support a single-family residential neighborhood and not a business.

4. Health, Safety and Welfare:

There may be adverse effects on the public safety due to lack of infrastructure, increased traffic and use of a single-family residence as a business.

5. Public Policy:

The request appears to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1675 acres in size, which does not accommodate the proposed development with adequate space for parking due to the existing structures.

7. Other Factors:

None.