



City of San Antonio

Legislation Details (With Text)

File #: 15-3963
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/7/2015
Title: ZONING CASE # Z2015228 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 4, Block 9, NCB 651 located at 1314 East Cesar Chavez Boulevard. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-228 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2015228

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 07, 2015

Case Manager: Ernest Brown, Planner

Property Owner: James Carter

Applicant: James Carter

Representative: James Carter

Location: 1314 East Cesar Chavez Boulevard

Legal Description: Lot 4, Block 9, NCB 651

Total Acreage: 0.2043

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Planning Team: Arena Planning Team-22

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "C" Apartment District. In 1993 the subject property was rezoned to "B-3R" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. In 1921 the subject property was developed with a 1,708 square feet dwelling unit with a 792 square feet detached accessory dwelling unit. The subject property is platted as established by the original thirty-six (36) square mile area of San Antonio and the boundaries of the lots were recorded in the Deed and Property Records of Bexar County prior to June 14, 1927, and remains in its original configuration.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Pharmacal Company

Direction: East

Current Base Zoning: C-3R; IDZ

Current Land Uses: Auto Repair, Duplex, Vacant, Restaurant

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: C-3R

Current Land Uses: Auto Parking Vacant, Single-Family Dwelling

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: East Cesar Chavez Boulevard

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

Proposed Changes: None known

Thoroughfare: South Cherry Street

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

Proposed Changes: None known

Public Transit: There is no VIA transit route nearby the subject property.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Residential Mix Use

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 subject property is located within the Arena District Community Plan and is currently designated as Medium Density in the land use component of the plan. The requested “RM-4” base zoning district is consistent with the adopted land use designation and surrounding land use.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is not appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has not found any likely 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 0.2043 acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

None.