



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4119  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 8/18/2015  
**Title:** ZONING CASE # Z2015251 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Airport Hazard Overlay Zone with uses permitted in "C-2P" Commercial Pedestrian District on 1.979 acres out of NCB 18 and NCB 3127 located at 829 Nogalitos Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-251 Location Map, 2. Z2015251 CCR, 3. Z2015251 Resolution

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**  
Zoning Case Z2015251

**SUMMARY:**  
**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** August 18, 2015. (This case is expedited to the August 20, 2015 City Council Meeting.)

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Boys and Girls Club

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** 829 Nogalitos Street

**Legal Description:** Lot E 423 ft of N IRR 163.5 of A6, NCB 18; Lots 32, 33, and E 45 ft of 34, NCB 3127

**Total Acreage:** 1.979

**Notices Mailed**

**Owners of Property within 200 feet:** 55

**Registered Neighborhood Associations within 200 feet:** Collins Gardens

**Planning Team:** N/A

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property is located within the City Limits and was originally zoned “J” Commercial District according to available records. Upon adoption of the 1965 Zoning Districts, the “J” base zoning district converted to “I-1” and remained “I-1” with adoption of the 2001 Unified Development Code.

**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

**Current Base Zoning:** R-5, I-1, C-2

**Current Land Uses:** Single-Family Residential, Commercial Uses, Auto Repair

**Direction:** East

**Current Base Zoning:** I-1, R-6

**Current Land Uses:** Single-Family Residential, Commercial Uses, Auto Repair

**Direction:** South

**Current Base Zoning:** I-1, C-3S

**Current Land Uses:** Bar, Vacant Commercial, Industrial Uses, Single-Family Residential

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Vacant Lot, Single-Family Residential

**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:** Nogalitos Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Ralph Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop on Nogalitos Street, one block from the subject property, along bus routes 51, 54, and 251.

**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:**

Recreational Facility-private community wide - Minimum Vehicle Space: 1.5 per 1,000 sf GFA; Maximum Vehicle Space: 10 per 1,000 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the proposed zoning will result in the subject property retaining the “I-1” base 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 Lone Star Community Plan and is currently designated as Low Density Mixed Use in the land use component of the plan. The requested “IDZ” infill development zone base zoning district with uses permitted in “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 to neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “I-1” base zoning district is not consistent for the surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

Staff finds that the proposed zoning change imposes no adverse effect on any public policy objective.

**6. Size of Tract:**

The 1.5868 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

The City of San Antonio is initiating this rezoning as per the City Council Resolution approved by City Council on June 18, 2015 for the development and improvement of the subject property as the Boys and Girls Club.