



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5811

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 11/17/2015

**Title:** ZONING CASE # Z2016008 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses permitted in "R-4" Residential Single-Family and "C-1" Light Commercial District on Lot 13, Block 1, NCB 2181 located at 549 Ruiz Street. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016008 Location Map, 2. Z2016008 site plan

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**  
Zoning Case Z2016008

**SUMMARY:**  
**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District.

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family and "C-1 Light Commercial District.

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** November 17, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Patricia Cater

**Applicant:** Patricia Cater

**Representative:** Patricia Cater

**Location:** 549 Ruiz Street

**Legal Description:** Lot 13, Block 1, NCB 2181

**Total Acreage:** 0.2057

**Notices Mailed**

**Owners of Property within 200 feet:** 44

**Registered Neighborhood Associations within 200 feet:** Gardendale Neighborhood Association

**Planning Team:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the base zoning district was converted to “I-1” General Industrial District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** R-4, I-1

**Current Land Uses:** Church, Vacant Land, Single-Family Homes, & Vacant Business

**Direction:** East, South

**Current Base Zoning:** IDZ, C-1, I-1, R-4

**Current Land Uses:** Gas Station, Vacant Land, Restaurant, & 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:** North Colorado St.

**Existing Character:** Secondary Arterial Type B 70 - 86'

**Proposed Changes:** None known

**Thoroughfare:** Ruiz Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop (route 79), located at the intersection of North Colorado Street at Ruiz Street, adjacent to the subject property.

**Traffic Impact:** “IDZ” zoning is exempt from TIA requirements.

**Parking Information:** DWELLING - One Family (Detached): Minimum Vehicle Spaces: 1.5 per unit.

Maximum Vehicle Spaces: N/A

Art Gallery: Minimum Vehicle Spaces: 1 per 300 sf. GFA. Maximum Vehicle Spaces: 1 per 200 sf. GFA

“IDZ” zoning is exempt from minimum parking requirements.

**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 not located within a Sector or Future Land Use Plan and is not currently designated for a future land use. Therefore, a finding of consistency is not required. The requested “IDZ” Infill Development base zoning with uses permitted in “R-4” Residential Single-Family District and “C-1” Light Commercial District is consistent with surrounding land uses.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The proposed zoning change to “IDZ” will provide support and encourage patterns of development that provide single-family housing choices and allow the applicant to have an art gallery. The IDZ” Infill Development base zoning with uses permitted in “R-4” Residential Single-Family and “C-1” Light Commercial District will promote a sense of community, urban vitality, and efficient provision of infrastructure. The proposed redevelopment will preserve the neighborhood integrity. The proposed zoning change will not have any negative effects on the future development of adjacent properties.

**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 0.2057 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.