



City of San Antonio

Legislation Details (With Text)

File #: 16-3194
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/7/2016
Title: ZONING CASE #Z2016155 (Council District 3): A request for a change in zoning from "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, Block 29, NCB 10911, located in the 4000 Block of Goliad Road. Staff recommends Denial. (Associated Plan Amendment 16043)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-155 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016155
(Associated Plan Amendment #16043)

SUMMARY:

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2016

Case Manager: Erica Greene, Planner

Property Owner: Spencer Ramirez

Applicant: Spencer Ramirez

Representative: Spencer Ramirez

Location: 4000 Block of Goliad Road

Legal Description: Lot 1, 2, 3, Block 29, NCB 10911

Total Acreage: 0.6831

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential District

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: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: ROW

Current Land Uses: Goliad Road

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: Goliad Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Lebanon Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #20 within walking distance of the subject property.

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: Service: Food, Mobile Food Court requires a minimum of 2 per mobile food establishment unit and a maximum of 5 per mobile food establishment unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District.

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 Stinson Airport Vicinity Land Use Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Low Density Residential to Community Commercial. Staff and Planning Commission have recommended denial.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The intensity of rezoning the subject property to "C-2" will alter the established land uses.

3. Suitability as Presently Zoned:

The current "R-4" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-4" which works in conjunction with surrounding single family dwellings and zoning districts.

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 rezoning request does appear to conflict with land uses goals and strategies of the Stinson Airport Vicinity Land Use Plan as it plans to protect the quality of life of residents including health, safety and welfare by protecting the integrity of existing residential neighborhoods.

6. Size of Tract:

The subject property totals 0.6831 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The applicant proposes a commercial establishment with a mobile food truck court on the subject property. The surrounding properties are zoned “R-4” Single-Family Residential District. The request to rezone the subject property will not provide consistency with the surrounding areas and will significantly alter the land use pattern or character of the immediate area as the proposed change is not compatible with the already-existing surrounding pattern of development. The applicant may need to request a variance from the Board of Adjustment for a reduction of required setbacks for mobile food courts.