



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3739  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 7/5/2016  
**Title:** ZONING CASE # Z2016171 (Council District 5): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 30, Block 8, NCB 8084 and "C-2 AHOD" Commercial Airport Hazard Overlay District on the North 50 Feet of Lot 9-C, Block 8, NCB 8084, located at 2207 El Jardin & 2131 El Jardin. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016-171\_Location Map

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**  
Zoning Case Z2016171

**SUMMARY:**  
**Current Zoning:** "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 30, Block 8, NCB 8084 and "C-2 AHOD" Commercial Airport Hazard Overlay District on the North 50 Feet of Lot 9-C, Block 8, NCB 8084

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** July 5, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** WSG Investments, LTD

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 2207 El Jardin & 2131 El Jardin

**Legal Description:** Lot 30 and the North 50 Feet of Lot 9-C, Block 8, NCB 8084

**Total Acreage:** 0.821

**Notices Mailed**

**Owners of Property within 200 feet:** 11

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

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was within the City of San Antonio boundaries in 1952 and was originally zoned "B-3R" General Commercial Restrictive Alcoholic Sales District and "R-1" Residential District. Upon adoption of the 2001 Unified Development Code, the zoning converted to "C-3R" and "R-6" zoning districts.

**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:** North

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residences

**Direction:** South

**Current Base Zoning:** None

**Current Land Uses:** Freeway

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** C-3NA, C-3R, I-1

**Current Land Uses:** Parking Lot, Gas Station, Health 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:** El Jardin Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** SW 36<sup>th</sup> Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known

**Thoroughfare:** US Highway 90

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** VIA bus routes #66, 68 and 75 stop along SW 36<sup>th</sup> Street at the Southwest Clinic - University Family Health Center located to the northeast of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is required. A traffic engineer must be present during planning and zoning commission.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The application refers to the development of a restaurant or convenience store with gasoline sales and a carwash. Parking requirements will be determined at the time of building permit application.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the proposed zoning will result in the subject property retaining the current zoning district.

**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 currently vacant and is located within the West/Southwest Sector Plan. The property is currently designated as “General Urban Tier” in the future land use plan. The requested “C-2” Commercial District on the North 50 Feet of Lot 9-C is consistent with the future land use designation.

The requested “C-3” General Commercial District proposed for Lot 30 is not consistent with the future land use classification. The applicant must apply for a Plan Amendment to change the land use designation to one that allows “C-3” General Commercial District. However, the applicant has expressed an interest and plans to amend the requested zoning on Lot 30 to “C-2 S” Commercial District with a Specific Use Authorization for Convenience Store (With Gasoline and Carwash), which would be consistent with the future land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is located at the intersection of an arterial street and a freeway and there will be no access from local streets adjacent to the subject property.

**3. Suitability as Presently Zoned:**

The proposed zoning designations are more appropriate than the current zoning and will provide a buffer between the freeway and the single-family residences to the north.

**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 requested zoning upholds the West/Southwest Sector Plan goal of locating and ensuring the development of new business locations and employment centers which are compatible with the surrounding area.

**6. Size of Tract:**

The subject property is 0.821 acres in size and will accommodate the proposed zoning and meet the required parking.

**7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.