



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3932

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/4/2016

**Title:** ZONING CASE # Z2016160 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 11-G, Block 47, NCB 11077, located at 3551 Commercial Avenue. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-160 Location Map, 2. Z2016160 ZC Minutes, 3. 16-3932 Z2016160\_Draft Ordinance, 4. Ordinance 2016-08-04-0571

Date	Ver.	Action By	Action	Result
8/4/2016	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016160

**SUMMARY:**

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

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 21, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Othon and Maria Antonieta Ruiz

**Applicant:** Othon and Maria Antonieta Ruiz

**Representative:** Othon and Maria Antonieta Ruiz

**Location:** 3551 Commercial Avenue

**Legal Description:** Lot 11-G, Block 47, NCB 11077

**Total Acreage:** 0.25

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**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 1957, Ordinance 24277 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" Residential Single-Family 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:** R-6

**Current Land Uses:** 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:** Commercial Avenue

**Existing Character:** Local Road

**Proposed Changes:** None

**Thoroughfare:** West Ansley Boulevard

**Existing Character:** Local Road

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #46 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: Professional Office requires a minimum of 1 per 300 sf GFA and a maximum of 1 per 140 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend 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 West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-1" Commercial base zoning district is 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.

**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 and R-6" which works in conjunction with surrounding single family dwellings in the 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 West/Southwest Sector Plan as promotes housing that is well maintained to help ensure the long-term viability of neighborhoods.

**6. Size of Tract:**

The subject property totals 0.25 acres in size, which should reasonably accommodate the uses permitted in "C-1" Commercial District.

**7. Other Factors:**

None.