



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1463

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 2/7/2017

**Title:** ZONING CASE # Z2017032 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family Residential District; "C-3" General Commercial District; and "I-1" General Industrial District to "R-3" Residential Single-Family District; "R-4" Residential Single-Family District; "R-5" Residential Single-Family District; "R-6" Residential Single-Family District; "R-4 CD" Residential Single-Family District with a Conditional Use for a Duplex; "RM-5" Residential Mixed District; "RM-6" Residential Mixed District; "MF-18" Limited Density Multi-Family District; "IDZ" Infill Development Zone District for a Residential Single-Family; "IDZ" Infill Development Zone District for a Duplex; "IDZ" Infill Development Zone District for a Triplex; "IDZ" Infill Development Zone District with uses permitted in "R-5" Residential Single-Family District and "C-1" Light Commercial District; "IDZ" Infill Development Zone District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District; "C-1" Light Commercial District; "C-2NA" Commercial Nonalcoholic Sales District; "C-2 CD" Commercial District with a Conditional Use for a Bar; "C-2 CD" Commercial District with a Conditional Use for a Warehouse; "C-2 CD" Commercial District with a Conditional Use for Auto Repair; "C-2 CD" Commercial District with a Conditional Use for Wood Products Manufacturing on 27.91 acres out of NCB 2177, NCB 2178, NCB 2179, NCB 2184, NCB 2185, NCB 2208, NCB 2216, NCB 2217, NCB 2226, NCB 2227, NCB 3540, NCB 3541, NCB 3562, and NCB 3563, located along Ruiz Street between San Martin to the west and North Brazos to the east, and properties between North San Jacinto to the east, and Martinez and Alazan Creeks to the west, and Riebe Street to the south. The existing "AHOD" Airport Hazard Overlay District, and "HL" Historic Landmark District, remains unchanged for the project area. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2017032 CD Map, 2. CCR

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2017032 CD

**SUMMARY:**

**Current Zoning:** "MF-33" Multi-Family Residential District; "C-3" General Commercial District; and "I-1" General Industrial District

**Requested Zoning:** "R-3" Residential Single-Family District; "R-4" Residential Single-Family District; "R-5"

Residential Single-Family District; “R-6” Residential Single-Family District; “R-4 CD” Residential Single-Family District with a Conditional Use for a Duplex; “RM-5” Residential Mixed District; “RM-6” Residential Mixed District; “MF-18” Limited Density Multi-Family District; “IDZ” Infill Development Zone District for Residential Single-Family; “IDZ” Infill Development Zone District for a Duplex; “IDZ” Infill Development Zone District for a Triplex; “IDZ” Infill Development Zone District with uses permitted in “R-5” Residential Single-Family District and “C-1” Light Commercial District; “IDZ” Infill Development Zone District with uses permitted in “RM-4” Residential Mixed District and “C-1” Light Commercial District; “C-1” Light Commercial District; “C-2NA” Commercial Nonalcoholic Sales District; “C-2 CD” Commercial District with a Conditional Use for a Bar; “C-2 CD” Commercial District with a Conditional Use for a Warehouse; “C-2 CD” Commercial District with a Conditional Use for Auto Repair; “C-2 CD” Commercial District with a Conditional Use for Wood Products Manufacturing. The existing “AHOD” Airport Hazard Overlay District, and “HL” Historic Landmark District, remains unchanged for the project area.

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 7, 2017

**Case Manager:** John Osten, Sr. Planner

**Property Owner:** Multiple

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** Multiple addresses located along Ruiz Street between San Martin to the west and North Brazos to the east, and properties between North San Jacinto to the east, and Martinez and Alazan Creeks to the west, and Riebe Street to the south.

**Legal Description:** Properties located in NCB 2177, NCB 2178, NCB 2179, NCB 2184, NCB 2185, NCB 2208, NCB 2216, NCB 2217, NCB 2226, NCB 2227, NCB 3540, NCB 3541, NCB 3562 and NCB 3563

**Total Acreage:** 27.91

**Notices Mailed**

**Owners of Property within 200 feet:** 122

**Registered Neighborhood Associations within 200 fee:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject area was annexed by the City of San Antonio in 1905 as part of 36 square mile of the City’s first boundary and is currently developed with residential and commercial uses. The subject property was originally zoned “J” Industrial District, “H” Business District and “C” Apartment District. Upon adoption of the 2001 Unified Development Code, they were converted to “I-1” Industrial District, “C-3” General Commercial District and “MF-33” Multi-Family District respectively.

**Topography:** The property does not include any abnormal physical features such as slope. However, portion of the area is included in 100-year floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MF-33  
**Current Land Uses:** Single-Family Residential

**Direction:** South  
**Current Base Zoning:** I-1  
**Current Land Uses:** Industrial, Commercial

**Direction:** East  
**Current Base Zoning:** R-4, MF-33, C-2  
**Current Land Uses:** Single-Family Residential, School, Office

**Direction:** West  
**Current Base Zoning:** MF-33  
**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:** West Rhapsody Drive  
**Existing Character:** Collector Road, Secondary Arterial Type B  
**Proposed Changes:** None known

**Public Transit:** VIA bus route # 79 stops along Ruiz Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. This is a City initiated large area rezoning to align zoning with current uses.

**Parking Information:** Minimum and maximum off-street vehicle parking requirements for commercial uses are determined by the square footage of the structure. Minimum Requirement: 1 space per 300 square foot Gross Floor Area. Maximum Requirement: 1 space per 100 square foot Gross Floor Area.

**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 recommends Approval.

**Staff Analysis and Recommendation:**

**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 in any Land Use Plan. Therefore, a consistency review is not applicable.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

Surrounding lots are developed with residential and commercial uses. The proposed zoning request is consistent with the surrounding land uses.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. In fact, it will help promote health, safety and welfare for the area through more orderly development.

**5. Public Policy:**

The proposed request meets the San Antonio Comprehensive Plan's objective of preserving and promoting a variety of housing types that will enhance quality housing within the community.

**6. Size of Tract:**

The subject area is 27.91 acres in size, which will adequately accommodate the uses permitted in commercial and residential districts.

**7. Other Factors:**

This is a City-initiated large area rezoning case. The purpose of this case is to align zoning with current uses. Current zoning districts in the area are "I-1" Industrial District, "C-3" General Commercial District and "MF-33" Multi-Family District, whereas, most of the current uses are single-family residential in nature with the exception of few non-residential uses along Ruiz Street. This mismatch has caused hardship and inconvenience for the property owners when they try to obtain permits from the City. In addition, current zoning districts would allow uses that are not compatible to the surrounding residential neighborhoods and may cause unwanted impacts and consequences. This rezoning case will eliminate such issues and help the area to be developed in an orderly manner.