



City of San Antonio

Legislation Details (With Text)

File #: 17-2939

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/2/2017

Title: ZONING CASE # Z2017133 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the South 76 Ft of Lots 1, 2, and Lots 36, 37, 38, 39, 40, Block 4, NCB 8229, located at 4826 West Commerce Street and 121 South San Manuel Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017133

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Armando A Rodriguez

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 4826 West Commerce Street and 121 South San Manuel Street

Legal Description: South 76 Ft of Lots 1, 2, and Lots 36, 37, 38, 39, 40, Block 4, NCB 8229

Total Acreage: 0.437

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. A 1990 large area rezone case zoned the subject property as "B-2" Business District, and "B-3R" Business Restrictive Alcohol Sales District (Ordinance 72510). Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcohol Sales District. Later, another large area rezone case zoned the property to the current "C-1" Light Commercial District and "R-4" Residential Single-Family District (Ordinance 2011-05-05-0362).

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: C-2

Current Land Uses: Retail Center

Direction: West

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

Current Land Uses: Radiator Shop, Party Rental, Vacant Lots, Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Church

Direction: East

Current Base Zoning: R-4, C-1

Current Land Uses: Bar, Party Rental, Vacant Lot, Radiator Repair Shop, Single-Family Residences

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 Commerce Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: South San Manuel

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA routes 75 and 76 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base 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 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 “IDZ” Infill Development Zone 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. The applicant requests this zone change to construct a professional office. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:

The current “R-4” and “C-1” base zoning district are appropriate for the subject property’s location, however, the proposed uses will be compatible with the surrounding land uses and overall character of the area.

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 not appear to conflict with any public policy objective, because it is consistent with

the plan.

6. Size of Tract:

The subject property totals 0.437 acres in size, which will reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.