



City of San Antonio

Legislation Details (With Text)

File #: 17-2911

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/16/2017

Title: (Continued from 4/18/17) ZONING CASE # Z2017110 (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" General Commercial Airport Hazard Overlay District on Lots 10 and 11, Block 31, NCB 8663, located at 111 E Crane Avenue. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17035).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017110
(Associated Plan Amendment 17035)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017. This case was continued from the April 18, 2017 Zoning Commission hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: David Perez

Applicant: David Perez

Representative: David Perez

Location: 111 E Crane Avenue

Legal Description: Lots 10 and 11, Block 31, NCB 8663

Total Acreage: 0.2652

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: South Central San Antonio Community Plan

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed into the City Limits on September 23, 1944 and was zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. (Ordinance 93381, dated May 3, 2001).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: RM-4, IDZ

Current Land Uses: Residential Mixed, Infill Development Zone with multiple uses permitted under Ordinance 96609, dated October 24, 2002

Direction: East, South

Current Base Zoning: RM-4, C-2, IDZ

Current Land Uses: Residential Mixed, Commercial, Infill Development Zone with multiple uses permitted under Ordinance 96609, dated October 24, 2002

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: East Crane Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Trenton Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: Via route 43 is within walking distance to the west of the subject property on the corner of S Flores Street and Crane Avenue. Via routes 243 and 550 are also within walking distance at the corner of S Flores Street and SE Military Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: None.

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 Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 South Central San Antonio Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the current land use designation. The applicant has requested a plan amendment to Mixed Use. Staff and Planning Commission recommend approval.

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 requested down-zoning to “C-2” is consistent with the neighboring land uses.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the surrounding area. The subject property is bounded by a combination of Commercial uses and Single-Family Residential homes.

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 the land use goals and strategies of the South Central San Antonio Community Plan. The close proximity to residential neighborhoods makes the current “I-1” incompatible with the area. The application for “C-2” is consistent with the objectives of comprehensive plan.

6. Size of Tract:

The subject property measures 0.2652 of an acre which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.