



City of San Antonio

Legislation Details (With Text)

File #: 17-5430
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/3/2017
Title: (Continued from 09/19/17) ZONING CASE # Z2017237 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 28, NCB 2290, located at 2802 West Houston Street. Staff recommends Approval.
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: 5

SUBJECT:
Zoning Case Z2017237

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 3, 2017. This case is continued from the September 19, 2017 Zoning hearing.

Case Manager: Kayla Leal, Planner

Property Owner: Guillermo Mejia

Applicant: Erica Josefina Mejia

Representative: Erica Josefina Mejia

Location: 2802 West Houston Street

Legal Description: Lot 1, Block 28, NCB 2290

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association and Avenida Guadalupe Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the Original City Limits of San Antonio, and zoned "B" Residence District based on the 1938 zoning districts. In 1965, the zoning converted to "R-7" Small Lot Residence District. The current "R-4" base zoning district converted from the previous "R-7" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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: O-2, R-4

Current Land Uses: Parking Lot, Single-Family Residences

Direction: East

Current Base Zoning: C-2

Current Land Uses: H.E.B. Grocery Store

Direction: South

Current Base Zoning: C-3

Current Land Uses: Restaurant, Parking Lot

Direction: West

Current Base Zoning: R-4

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 Houston Street

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: North Rosillo

Existing Character: Local Road

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #88289) is within five (5)-minute walking distance along Bus Routes 520 and 76. It is located southwest of the property at the West Commerce Street and North Zarzamora Street intersection.

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: A Thrift or Secondhand Merchandise Store requires a minimum of one (1) parking space per 300 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 200 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “R-4” Residential Single-Family allows a dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet. Other permitted uses include foster family home and public/private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is located within a half (½)-mile the Zarzamora Premium Transit Corridor and the Commerce-Houston Premium Transit Corridor.

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 not located within a Neighborhood, Community, Perimeter, or Sector Plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. There are single-family residential uses to the west and northwest to the property. While “R-4” is suitable, so is “C-2.” There are commercial uses to the east and south of the property, so a commercial use is just as suitable for the property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is an existing structure on the property that is vacant and will be used as a business use.

5. Public Policy:

The request does not appear to conflict with any public policy objective since it is not included in any land use plans.

6. Size of Tract:

The subject property is 0.1435 acres and is of sufficient size to accommodate the proposed development. The structure already exists on the property and is also of sufficient size for a small business.

7. Other Factors:

None.