



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5495  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 10/19/2017  
**Title:** ZONING CASE # Z2017241 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 21 and Lot 22, NCB 6469, located at 2427 Chihuahua Street. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2017-10-19-0833

Date	Ver.	Action By	Action	Result
10/19/2017	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2017241

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 19, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Our Casas Resident Council, Inc.

**Applicant:** Dario Chapa

**Representative:** Zeke Romo

**Location:** 2427 Chihuahua Street

**Legal Description:** Lot 21 and Lot 22, NCB 6469

**Total Acreage:** 0.0861

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**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 "G" Local Retail District. The property was rezoned from "G" to "B-2" Business District by Ordinance 75720, dated April 30, 1992. The "B-2" converted to the current "C-2" base zoning with the 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 incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single Family Residence, Vacant Lot

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Vacant Lot

**Direction:** South

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Affordable Housing Apartment Complex

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Commercial Building

**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:** South Hamilton Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Chihuahua Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 68 and 268 are 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:** The minimum parking spaces required is (1) one per unit for Single-Family Residences.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. The current “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses are as follows: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods is permitted except for outdoor dining.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a ½ of a mile of a Regional Center. The subject property is located within a ½ of a mile of Zarzamora Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (7-0) recommend 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 located within the Guadalupe Westside Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” 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 proposed rezoning to “R-4” is consistent with the neighboring lots.

**3. Suitability as Presently Zoned:**

The current “C-2” base zoning district is not appropriate for the surrounding area. The neighborhood is largely zoned “R-4” but in reality the majority of the properties are single-family residences.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning

change will not pose a threat to the health, safety, or welfare of the residents within the area. It will increase affordable housing stock to San Antonio.

**5. Public Policy:**

The rezoning request does not appear to conflict with the land use goals and strategies of the Guadalupe Westside Community Plan.

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings
- 20.1.3 Reduce occurrences of commercial encroachment into residential areas.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.
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**6. Size of Tract:**

The property is 0.0861 of an acre which should reasonably accommodate the proposed development of single-family residences.

**7. Other Factors:**

None.