



City of San Antonio

Legislation Details (With Text)

File #: 18-1519
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/6/2018
Title: ZONING CASE # Z2018064 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff recommends Approval. (Associated Plan Amendment 18017)
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 Z2018064
(Associated Plan Amendment 18017)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Office/Warehouse

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Daniel Hazlett, Planner

Property Owner: Ramiro Reyes

Applicant: Ramiro Reyes

Representative: Ramiro Reyes

Location: 2634 Southwest 34th Street

Legal Description: Lots 23 and 24, Block 5, NCB 11370

Total Acreage: 1.9972

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed and zoned “B” Residence District by Ordinance 33954, dated January 20, 1966. The property was a part of a large-area rezoning which changed the base zoning from “B” to “R-1” Single-Family Residence District by Ordinance 65106, dated May 28, 1987. The property converted to the current “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on 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: “C-3R CD”

Current Land Uses: Concrete Batching Plant

Direction: East

Current Base Zoning: “R-6”, “MI-2 S”

Current Land Uses: Vacant Lot, Mobile Home

Direction: South

Current Base Zoning: “MI-2 S”

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: “C-3NA”, “I-1”

Current Land Uses: Salvage Yard

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: Growdon Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Southwest 34th Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 524 is approximately one-mile from 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:

An Office Warehouse (Flex-Space) requires a minimum parking of 1 parking space per 2,000 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6”, which permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Port San Antonio Regional Center. The subject property is not within ½ of a mile of 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 located within the Kelly/South San Pueblo Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-2” Commercial District is not consistent with the future land use designation. The applicant is requesting a land use amendment from “Low Density Residential” to “Community Commercial”. 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 proposed commercial use to the east side of SW 34th Street is adequately buffered by commercial and industrial uses.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The properties on the east side of SW 34th Street are primarily single-family residences.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Kelly/South San Pueblo Community Plan:

- Goal 2 - Community Character and the Environment - Ensure neighborhood compliance with basic City codes and work toward the beautification of the community.
- Objective 3.2 - Attractive, Diverse Business - Attract and support a variety of businesses in a walkable, mixed-use environment.

6. Size of Tract:

The subject property is 1.9972 acres, which could reasonably accommodate an office/warehouse.

7. Other Factors:

None.