



City of San Antonio

Legislation Details (With Text)

File #: 18-1915
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/20/2018
Title: ZONING CASE # Z2018081 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the South 85 feet of Lot 7C, Block 8, NCB 8084, located at 2015 El Jardin Road. Staff recommends Denial, with an Alternate Recommendation.
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 Z2018081

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Guadalupe Salazar

Applicant: Guadalupe Salazar

Representative: Guadalupe Salazar

Location: 2015 El Jardin Road

Legal Description: South 85 feet of Lot 7C, Block 8, NCB 8084

Total Acreage: 0.3883

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Westwood Square Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on September 25, 1952, established by Ordinance 18115. The current "R-6" base zoning district converted from the previous "R-1" One Family Residence District upon adoption of the 2001 Unified Development Code (Ordinance 63881, dated May 3, 2001), established by Ordinance 65106, dated May 28, 1987.

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: R-6

Current Land Uses: SAFD Station #33, Single-Family Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-6, RM-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: C-3NA, I-1

Current Land Uses: Distribution Facility, Health Center

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: El Jardin Road

Existing Character: Local Street

Proposed Changes: None known.

Thoroughfare: SW 36th Street

Existing Character: Minor Arterial

Proposed Changes: None known

Public Transit: There are nearby bus stops within walking distance along Bus Routes 75, 66, 68.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is required.

Parking Information: Commercial zoning allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” base zoning district permits single-family dwelling (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 not located within a Regional Center nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “C-1” Light Commercial District.

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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has 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. Staff is recommending a less intense commercial district to mitigate likely adverse impacts of the “C-2” zoning designation.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area. There are currently single-family residential uses to the east and south of the subject property.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare. The “C-2” base zoning district is not appropriate near the single-family residential, but staff finds a less intense commercial use may not pose indication of likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.3883 acre site is of sufficient size to accommodate the proposed development. There is no restriction on building size in the “C-2” base zoning district, but staff recommends the “C-1” base zoning district with permits up to a maximum building size of 5,000 square feet.

7. Other Factors:

Joint Base San Antonio (JBSA) has reviewed this request, located in the Lackland AFB Military Influence Area and has no objections to the proposed rezoning. Any additional requirements have been given to the applicant to coordinate with JBSA.