



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2960

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 5/17/2018

**Title:** ZONING CASE # Z2018081 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on the South 85 feet of Lot 7C, Block 8, NCB 8084, located at 2015 El Jardin Road. Staff and Zoning Commission recommend Approval. (Continued from April 5, 2018)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance

Date	Ver.	Action By	Action	Result
5/17/2018	1	City Council A Session	Motion to Cont/Post	Pass

**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:** "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 6, 2018. This case is continued from the February 20, 2018 Zoning hearing.

**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 36<sup>th</sup> 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 and Zoning Commission (7-1) 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “NC” 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.

**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 no indication of likely adverse effects on the public health, safety, or welfare. The “NC” base zoning district is appropriate near single-family residential and provides neighborhood friendly commercial uses that do not pose 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. The “NC” base zoning district allows 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.