



City of San Antonio

Legislation Details (With Text)

File #: 18-4805

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/21/2018

Title: ZONING CASE # Z2018267 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8, 9 and 12, Block 8, NCB 3935 and 0.0992 acres out of NCB 3935, located at 1206, 1210, and 1214 West Ridgewood Court and 103 Viendo 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: 1

SUBJECT:

Zoning Case Z2018267

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 21, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: James R. Colborn

Applicant: James R. Colborn

Representative: James R. Colborn

Location: 1206, 1210, and 1214 West Ridgewood Court and 103 Viendo Street

Legal Description: Lots 8, 9 & 12, Block 8, NCB 3935, 0.0992 acres out of NCB 3935

Total Acreage: 0.4958

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: A portion of the subject property is a part of the original 36 square miles of the city of San Antonio and was zoned "B" Residence District and the remaining portion of the property was annexed into the City of San Antonio in 1940 zoned "B". Ordinance 85289 rezoned lots 8 and 9 to "I-1" Light Industrial District. Upon the adoption of the 2001 Unified Development Code the previous "B" converted to the current "R-4" Single-Family Residential, and the previous "I-1" converted to the current General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Vacant Lots, Rider Wash Systems

Direction: East

Current Base Zoning: I-1

Current Land Uses: Warehouse, Vacant Lot, Parking Lot, Alamo Candy

Direction: South

Current Base Zoning: R-4, I-1, C-3

Current Land Uses: Colborn Marine, Office, Masonary & Stucco Supply, Garage, Residence, Boat Storage

Direction: West

Current Base Zoning: I-1

Current Land Uses: Landstar Express America

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: Viendo Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: W Ridgewood Court

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 509 is 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: Parking/Long Term Storage- N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is within 0.05 miles of the Fredericksburg Metro Premium Plus Route.

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 property is located within the Greater Dellview Area Community Plan, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “L” Light Industrial 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 subject property has been in operation for over 50 years for the sales and service of boats. Allowing the down-zone to “L” will allow the owner to continue to store, sell, and service the boats on the property by right. In addition, the use is within character of the surrounding area, which is composed of warehouses, and other industrial uses.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is appropriate for the subject property’s location; however, the request is a downzoning.

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

6. Size of Tract:

The subject property totals 0.4958 acres in size, which reasonably accommodates the uses permitted in “L” Light Industrial District.

7. Other Factors:

None.