



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2875  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 4/4/2019  
**Title:** ZONING CASE # Z-2019-10700029 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot B, Block 21, NCB 2084, located at 926 Culebra Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2019-04-04-0288

Date	Ver.	Action By	Action	Result
4/4/2019	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700029

**SUMMARY:**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 19, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Rudolfo Flores

**Applicant:** Martha Ayala & Antonio Ayala

**Representative:** Martha Ayala & Antonio Ayala

**Location:** 926 Culebra Road

**Legal Description:** Lot B, Block 21, NCB 2084

**Total Acreage:** 0.064 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** West End Hope in Action

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was originally zoned “B-2” Business District. The property is within the original 36 square miles and was zoned “C” Apartment District by the original zoning ordinance. The property converted from “C” Apartment District to “MF-33” Multi-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “O-2”, “R-4”

**Current Land Uses:** Insurance office and a church

**Direction:** East

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Residential

**Overlay and Special District Information:**

"AHOD"

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:** Culebra Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** none

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 82, 88, 282 and 288

**Traffic Impact:** A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

**Parking Information:**

The parking for “MF-33” is 1.5 parking spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center. The property is within a corridor buffer.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) 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 not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties are zoned “MF-33”, “R-4” and “O-2” which is compatible with the proposed zoning.

**3. Suitability as Presently Zoned:**

The current “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “NC” Neighborhood Commercial zoning is suitable for the property and surrounding area as well because it provides small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. The district regulations are designed to protect and encourage the transitional character of the districts by permitting a limited group of uses of a commercial nature and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards are met.

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

Staff has not found 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 SA Tomorrow Comprehensive Plan.

- GFC Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- GFC Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

- CHW P25: Encourage and incentivize development in locations that provide or are in close proximity to many destinations within walking or bicycling distance.

**6. Size of Tract:**

The subject property is 0.064 acres, which adequately supports neighborhood commercial uses.

**7. Other Factors:**

Per Bexar County Appraisal District (BCAD) there is an existing single family home on site that is 702 square feet. The applicant proposes to operate a professional office to provide income tax, insurance and real estate services.