



City of San Antonio

Agenda Memorandum

File Number:16-2751

Agenda Item Number: 11.

Agenda Date: 5/3/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016137

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: May 3, 2016

Case Manager: Erica Greene, Planner

Property Owner: Moises Martinez

Applicant: Moises Martinez

Representative: Moises Martinez

Location: 1524 Castroville Road

Legal Description: Lots 3 & 4, Block 22, NCB 8543

Total Acreage: 0.152

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "I-1" Single-Family Residence District. A 2009 case, Ordinance 2009-03-19-0230 zoned the subject property as "R-6" Residential Single-Family 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: Right-of-Way (ROW)

Current Land Uses: Castroville Road

Direction: West

Current Base Zoning: C-2 NA

Current Land Uses: Glass Auto Repair

Direction: South

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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: Castroville Road

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Madrid Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: There is #67 VIA bus stop on Charles Katz Drive 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: Auto: Parking Lot does not require a minimum or maximum of vehicle spaces.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

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 property is located within the West Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" Commercial 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.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The requested zoning district of "C-2" is also appropriate for the subject property's location.

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 land use goals and strategies of the West Sector Plan that stimulate and support increased activity of existing businesses.

6. Size of Tract:

The subject property totals 0.152 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant proposes a non-commercial parking lot on the subject property. The adjacent property is zoned "C-2" Commercial District. The request to rezone the subject property will make the land uses more compatible with one another.