



City of San Antonio

Agenda Memorandum

File Number:16-4869

Agenda Item Number: 5.

Agenda Date: 9/20/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016225CD

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Stone Curing, Monument-Manufacturing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Mark Anthony Garza

Applicant: Mark Anthony Garza

Representative: Jacqueline Ruiz

Location: 317 Frio City Road

Legal Description: Lot 10, Block 1, NCB 6439

Total Acreage: 0.0781

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: San Juan Gardens and Collins Gardens

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1901 and was previously zoned "J" Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. A 2002 case (Ordinance 96343) zoned the subject property as "R-4" 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: R-4

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: I-1

Current Land Uses: Industrial

Direction: South

Current Base Zoning: None

Current Land Uses: Frio City Road

Direction: East

Current Base Zoning: R-4

Current Land Uses: Pecan House & Recycling

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: Frio City Road

Existing Character: Secondary Arterial

Proposed Changes: None

Public Transit: The nearest VIA bus routes are the 62 and 251 located in front 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: Stone Curing, Monument-Manufacturing- Minimum Vehicle Spaces: 1 per 1,500 sf GFA. Maximum Vehicle Spaces: 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4" Residential Single-Family 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 Guadalupe/Westside Community Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "C-2 P" Commercial Pedestrian 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-4" base zoning district is not appropriate for the subject property's location; the current uses to the East and West of the subject property are industrial, making "R-4" not an ideal location for residential uses.

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 0.0781 acres in size, which would reasonably accommodate the uses permitted in "C-2P" Commercial Pedestrian District.

7. Other Factors:

The Applicant proposes to use the subject property for Stone Curing and Monument Manufacturing. The surrounding properties are zoned "I-1" General Industrial District and "R-4" Residential Single-Family District. The request to rezone the property with a Conditional Use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.