



City of San Antonio

Agenda Memorandum

File Number:18-6049

Agenda Item Number: 14.

Agenda Date: 11/6/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018338 CD

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 6, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Javier Cazares

Applicant: Javier Cazares

Representative: Javier Cazares

Location: 1731, 1735, and 1739 West Hildebrand

Legal Description: South 102-feet of Lot 1, Block 218, NCB 3945, the south 93-feet of Lot 2, Block 218, NCB 3945, and the south 100-feet of Lot 3, Block 218, NCB 3945

Total Acreage: 0.3386

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Los Angeles Heights, and Keystone Neighborhood

Association

Applicable Agencies: none

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio, and was zoned "B" Residence District. Ordinance 82496 rezoned the property to "B-1" Business District, and upon the adoption of the 2001 Unified Development Code the previous "B-1" converted to the current "C-1" Commercial 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 Residences, Vacant Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Salon Beauty

Direction: South

Current Base Zoning: C-1, R-4, C-2NA, C-2

Current Land Uses: Retail Shop, Restaurant, Quadplex, Parking Lot, HEB, Single-Family Residences

Direction: West

Current Base Zoning: R-4, R-4 CD, NC, C-1,

Current Land Uses: Single-Family Residences, Vacant Lot,

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: West Hildebrand Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Brad

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA routes 509 and 651 are caddy corner 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: Minimum-1 per 1,500 SF GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. "C-1" Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is on a Premium Transit Corridor 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 Near Northwest Sector Plan, and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-1" Light 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. The applicant was cited by code on July 11, 2018 for storage of heavy construction equipment and trailers. The property is currently being used as a construction contractor facility, and allowing the change in zoning will bring the property into compliance. In addition, conditions may be added to further protect surrounding properties.

3. Suitability as Presently Zoned:

The current "C-1" base zoning district is appropriate for the subject property's location. The request will not change the base zoning, but will add the conditional use for a construction contractor facility.

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 0.338 acres in size, which reasonably accommodates the uses permitted in "C-1" Light Commercial District.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.