



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3948

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**Agenda Item Number:** 15.

**Agenda Date:** 7/7/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2015224 CD

**SUMMARY:**

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

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Parking and /Or Storage-Long Term

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 7, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Jose Alfredo Cubillos

**Applicant:** Jose Alfredo Cubillos

**Representative:** Jose Alfredo Cubillos

**Location:** 1222 South Hackberry Street

**Legal Description:** 0.215 acre tract out of NCB 674

**Total Acreage:** 0.215

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Planning Team:** Arena District Planning Team-22

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was zoned "J" Commercial District. In 1993 the subject property was rezoned to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1 AHOD" Light Commercial Airport Hazard Overlay District. The subject property is not platted in its current configuration. The subject property is not developed and is currently vacant.

**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:** C-2, C-2NA, C-3R, RM-4

**Current Land Uses:** Vacant, Single-Family Residence, Duplex

**Direction:** East

**Current Base Zoning:** RM-4

**Current Land Uses:** Vacant, Single-Family Residence

**Direction:** South, West

**Current Base Zoning:** C-3R

**Current Land Uses:** Gas Station, Tire Shop, Single-Family Residence, Vacant, Restaurant

**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:** South Hackberry Street

**Existing Character:** Secondary Arterial, Type B; two lanes each direction with sidewalks on both side

**Proposed Changes:** None known

**Thoroughfare:** Aransas Avenue

**Existing Character:** Local, Type A; One lane each direction, with sidewalks on both sides.

**Proposed Changes:** None known

**Public Transit:** VIA transit route 28, and 30 north of the subject property are the nearest transit routes and operate along South Hackberry Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Long-Term Parking. According to the UDC section 35-526 Table 526-3b-Parking in Non-Residential Use Districts, this use has no parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**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 subject property is located within the Arena District Community Plan and is currently designated as Community Commercial in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation and surrounding land use. The proposed use can be accommodated with a Conditional Use and maintain the current base zoning district of “C-2.” A Conditional Use rezoning will avoid more intensive commercial uses.

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

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “C-1” base zoning district is appropriate for the subject property.

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

Staff has not found any likely effects on the public health, safety, or welfare.

**5. Public Policy:**

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

**6. Size of Tract:**

The 0.215 acre site is sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.