



City of San Antonio

Agenda Memorandum

File Number:15-4049

Agenda Item Number: Z-14.

Agenda Date: 8/6/2015

In Control: City Council A Session

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 and Zoning Commission (8-0) 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 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.