



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4170

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/18/2016

**Title:** ZONING CASE # Z2016194 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.67 acres out of NCB 12867, located in the 4900 Block of IH 10 East. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-194, 2. Z2016194 ZC Minutes, 3. Draft Ordinance, 4. Ordinance 2016-08-18-0625

Date	Ver.	Action By	Action	Result
8/18/2016	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016194

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 19, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Lorenzo Pimentel

**Applicant:** Lorenzo Pimentel

**Representative:** Brown & Ortiz

**Location:** 4900 Block of IH 10 East

**Legal Description:** 0.67 acres out of NCB 12867

**Total Acreage:** 0.67

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1957 and zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5" Residential Single-Family District. The subject property was developed with a warehouse structure in 2001 with approximately 3,000 square feet. The subject property is not platted in its current configuration.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** East, West

**Current Base Zoning:** I-1

**Current Land Uses:** Impact Recovery System, Vacant

**Direction:** South

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Residential

**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:** Interstate 10

**Existing Character:** Expressway

**Proposed Changes:** None known

**Public Transit:** There are no nearby transit routes to 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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Contractor Facility. The following requirements are for a Contractor Facility:

Minimum Parking Requirement: 1 per 1,500 square feet Gross Floor Area;

Maximum Parking Requirement: 1 per 300 square feet Gross Floor Area.

**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 (9-0) 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 Eastern Triangle Community Plan and is currently designated as Industrial in the future land use component of the plan. The proposed “I-1” base zoning district is consistent with the future land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing “R-5” base zoning district is not suitable as presently zoned.

**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 proposed request is consistent with the Eastern Triangle Community Plan and land use pattern of the surrounding area. The plan encourages that Industrial uses be concentrated at arterials, expressways, and railroad lines.

**6. Size of Tract:**

The subject property measures 0.67 acres and is sufficient for the proposed development and parking requirements.

**7. Other Factors:**

None.