



City of San Antonio

Legislation Details (With Text)

File #: 15-2521

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/21/2015

Title: ZONING CASE # Z2015112 S (Council District 4): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "NP-10 S AHOD" Neighborhood Preservation Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication Facility on 0.13 acre tract out of NCB 13965. 5524 Morey Road. Staff recommend approval pending Plan Amendment.

Sponsors:

Indexes: Plan Amendment

Code sections:

Attachments: 1. Z2015112_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2015112 S

SUMMARY:

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "NP-10 S AHOD" Neighborhood Preservation Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Lorraine Wauters (Independent Executor for Lucille Suberg); Mildred Verstuylft; and Norman Robert Suberg

Applicant: Vincent G. Huebinger

Representative: Vincent G. Huebinger

Location: 5524 Morey Road

Legal Description: 0.13 acre tract out of NCB 13965

Total Acreage: 0.13

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "R-A" Residential Agriculture District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "NP-10 AHOD" Neighborhood Preservation District. The subject property is not platted in its current configuration and is not developed.

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: North

Current Base Zoning: "I-1"

Current Land Uses: Vacant

Direction: East, South, West

Current Base Zoning: "NP-10"

Current Land Uses: Vacant, Commercial Yard

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: Morey Road

Existing Character: Local, Type A; one lane each direction

Proposed Changes: None known

Public Transit: There are no VIA route nearby the subject property.

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 a Wireless Communication Facility.

Minimum Parking Requirement: 1 per service employee;

Maximum Parking Requirement: NA.

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 pending Plan Amendment.

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 West/Southwest Sector Plan and is currently designated as Agribusiness Tier in the future land use component of the plan. The requested "NP-10" Neighborhood Preservation District is not consistent with the adopted land use designation. The applicant has submitted a Plan Amendment to the West/Southwest Sector Plan. Staff and Planning Commission recommend Approval.

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 "NP-10" is an appropriate zoning district for the area and is consistent with surrounding established residential and agribusiness land 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 is 0.13 acres in size, and can accommodate the proposed development with adequate space for parking.

7. Other Factors:

None