



City of San Antonio

Legislation Details (With Text)

File #: 17-5112

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/19/2017

Title: ZONING CASE # Z2017238 (Council District 2): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017238
(Associated Plan Amendment 17072)

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Linda Dahl Garrahan

Applicant: Donald R. Garrahan

Representative: Donald R. Garrahan

Location: 116 Holbrook Road

Legal Description: Lot 23, NCB 12175

Total Acreage: 0.1170

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was zoned "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous "LL" converted to the current "I-2" Heavy Industrial District.

Topography: Then Subject Property is within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-2

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: I-2

Current Land Uses: Vacant Lot and Residence

Direction: South

Current Base Zoning: I-2, MR

Current Land Uses: Duplex, Fort Sam Houston

Direction: West

Current Base Zoning: MR

Current Land Uses: Fort Sam Houston

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: Holbrook Road

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Petroleum Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance from 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: Single-Family Residential: Minimum vehicle spaces- 1 per unit. Maximum vehicle spaces- N/A.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium Transit Corridor

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 San Antonio Airport Vicinity Land Use Plan, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “R-5” Residential Single-Family base zoning district is not consistent with the future land use designation. The applicant has submitted a Plan Amendment to change the land use from “Light Industrial” to “Low Density Residential”. Staff and Planning Commission recommend Approval.

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 proposes to use the property as a single-family dwelling. The structure was built in 2003 and is currently surrounded by other residential uses. While the area is primarily light industrial, the highway buffers the intense uses to the east with less intense uses to the west. In addition, allowing the change to “R-5” provides the potential to decrease the saturation of heavy industrial uses.

3. Suitability as Presently Zoned:

The current “I-2” base zoning district is appropriate for the subject property’s location; however, a downzoning could generate a mix of commercial and residential uses to help clean up some of the out of date “I-2” zoned properties.

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 0.1170 acres in size, which reasonably accommodates the uses permitted in “R-5” Residential Single-Family District.

7. Other Factors:

None.