



City of San Antonio

Legislation Details (With Text)

File #: 15-3839

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/7/2015

Title: (Continued from 06/16/15) ZONING CASE # Z2015206 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 3, 4, 5, and A-35, Block 3, NCB 13806 located at 5543 Sherri Ann Road. Staff recommends Denial, with Alternate Recommendation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-206_Location Map, 2. Z2015206_Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015206

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2015. This case was continued from the June 16, 2015 meeting.

Case Manager: Mary Morales-Gonzales

Property Owner: G5 Concepts LLC

Applicant: Daniel Guerra

Representative: Eric Wolff

Location: 5543 Sherri Ann Road

Legal Description: Lot 3, 4, 5, and A-35, Block 3, NCB 13806

Total Acreage: 3.68

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The current “C-3” and “R-5” base zoning districts resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this “C-3” base zoning district converted from the previous “B-3” Business District, which was established by ordinance 42474, dated July 12, 1973. The current “R-5” base zoning district has never been the subject of a rezoning case and, therefore, retained its original zoning classification of “A” Single Family Residence District, which, per the 2001 Unified Development Code district conversion, it is today classified as an “R-5” Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: R-5

Current Land Uses: Homes

Direction: South

Current Base Zoning: I-1

Current Land Uses: Outdoor Vehicle Storage

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Two-Family Residences

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: Sherri Ann Road

Existing Character: Local road, one lane in each direction, with no sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 21-Kirby/Converse stops at Randolph Boulevard and Weidner Road.

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 determined by type of use and building size.

Required Parking: Contractor Facilities require 1 space per every 1,500 square feet (1:1500 square feet). The zoning application refers to a construction contractor facility and the preliminary site plan shows 33 parking spaces.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “C-3” and “R-5” base zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not within a Sector or Neighborhood Plan. The applicant has indicated that they intend to amend the proposed zoning request from “L” Light Industrial to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility.

Staff recommends approval of the amended request to “C-3 S” General Commercial with a Specific Use Authorization. The property is presently zoned “C-3” General Commercial. The amended zoning request with Specific Use Authorization with required site plan allows the applicant to utilize the property as a Contractor Facility and ensures that the property is maintained and developed in a manner that is consistent and compatible with surrounding and existing land uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this amended zoning change request. The proposed request includes appropriate buffers to adjacent residential properties.

3. Suitability as Presently Zoned:

The existing base of “C-3” General Commercial and “R-5” Residential Single-Family zoning districts are appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff finds that the amended zoning request will not result in adverse effects on public health, safety, and welfare.

5. Public Policy:

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

6. Size of Tract:

The 3.68 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions, be acceptable in certain specific locations.

Should the Specific Use Authorization be approved, staff recommends the following conditions:

1. A six (6) foot solid screen fence of Fencecrete materials and a six (6) foot ornamental fence in the front yard.
2. Storage of materials must be in walled bins.
3. Exterior masonry façade is required on the building to be constructed on the west side of the property.
4. A store-front style façade with mostly a glass exterior is required on the building to be constructed on the east side of the property.
5. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.