



City of San Antonio

Legislation Details (With Text)

File #: 16-5735

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/15/2016

Title: ZONING CASE # Z2016285 S (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Manufactured Homes / Oversized Vehicle Sales, Service and Storage on the East 172 FT of Lot 12, Block 9, NCB 12865, located at 1231 Eddie Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16088)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016285 S
(Associated Plan Amendment 16088)

SUMMARY:

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

Requested Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Manufactured Home / Oversized Vehicle Sales, Service and Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Jose De La Rosa Ramos

Applicant: Jose De La Rosa Ramos

Representative: Jose De La Rosa Ramos

Location: 1231 Eddie Road

Legal Description: East 172 FT of Lot 12, Block 9, NCB 12865

Total Acreage: 0.3949 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None known.

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1957. The subject property was previously zoned "Temp A" Temporary Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District.

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: I-1

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: R-5

Current Land Uses: R-5

Direction: South

Current Base Zoning: R-5

Current Land Uses: R-5

Direction: East

Current Base Zoning: I-1

Current Land Uses: TWC Architectural Mouldings

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: Eddie Road

Existing Character: Local Road.

Proposed Changes: None known.

Thoroughfare: Dietrich Road

Existing Character: Local Road.

Proposed Changes: None known.

Public Transit:

VIA stop 24 is two and a half blocks west of 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: Auto- Vehicle Storage, Vehicle Sales and Repair: Minimum Vehicle Spaces- 1 per 500 sf GFA including service bays, service building, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay. Maximum Vehicle Spaces - 1 per 375 sf GFA including service bays, service building, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

Dwelling- Single Family: Minimum Vehicle Spaces - 1 per unit. Maximum Vehicle Spaces - 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-5" Residential Single-Family District.

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 property is located within the Arena District Community Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "L" Light Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment from Medium Density Residential to Light Industrial. Staff recommends Approval. Planning Commission will consider the plan amendment on November 18, 2016.

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 requests this plan amendment and associated zoning change in order to have manufactured home, oversized vehicle sales, service and storage on the subject property. The subject property's location is within close proximity to Loop 410, and will create an appropriate transition from light industrial to residential uses.

3. Suitability as Presently Zoned:

The current "R-5" Residential Single-Family base zoning district is appropriate for the subject property's location; however, the intensity of the surrounding industrial uses are not ideal for single-family residential uses, given the current pattern of development.

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 0.3949 acres in size, which should reasonably accommodate the uses permitted in “L” Light Industrial District.

7. Other Factors:

The applicant proposes Manufactured Home / Oversized Vehicle Sales, Service and Storage on the subject property. The request to rezone the subject property is an appropriate use for the area. 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.