



City of San Antonio

Agenda Memorandum

File Number: 14-1790

Agenda Item Number: Z-8.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014165

SUMMARY:

Current Zoning: "MH AHOD" Manufactured Housing Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 3, 2014

Case Manager: Tony Felts, Planner

Property Owner: Pompa Capital, LLC (by Phillip Pompa, Director and Managing Member)

Applicant: Rey Gonzalez, P. E.

Representative: Rey Gonzalez, P. E.

Location: 5315, 5319 & 5331 Sherri Ann Road

Legal Description: 3.653 acres out of Lot 23 and 1.85 acres out of Lot 25, NCB 13811

Total Acreage: 5.503

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1965 and was originally zoned “A” Single Family Residence District. In a 1968 case, a portion of the property was rezoned to “R-3” Multiple Family Residence District. In a 1984 case, the entire property was rezoned to “R-4” Manufactured Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MH” Manufactured Housing District. The property is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North, West

Current Base Zoning: “R-5”, “R-6”, “RM-4”

Current Land Uses: Single-Family Residences, Apartments, Office Building

Direction: South, East

Current Base Zoning: “R-5”, “C-3”, “C-3R”, “C-3NA”

Current Land Uses: Single-Family Residences, Vacant Land, Nursery, Offices, Building Equipment Sales

Overlay and Special District Information: The subject property and 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 Street; one lane in each direction, no sidewalks

Proposed Changes: None known

Thoroughfare: Rhinestone Street, Moonstone Street

Existing Character: Local Streets; one lane in each direction, with sidewalks

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity 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: Off-street vehicle parking requirements for commercial uses are typically determined by the type of use and building size. The zoning application refers to proposed commercial uses; therefore, staff cannot calculate the required parking at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current manufactured housing zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-0) 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 not located within an area with a future land use plan. There are a variety of zoning districts and land uses currently existing along Sherri Ann Road, with the predominant land use being commercial land uses. As such, the requested "C-2" zoning designation is not out of character or inappropriate for the area.

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. The area around the property is a mix of commercial, multi-family, and single-family uses.

3. Suitability as Presently Zoned:

The current "MH" zoning district does not conform with the development patterns of the area, and the requested "C-2" zoning district is consistent with the existing land uses along Sherri Ann Road.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. As the property is currently undeveloped, any new development would need to comply with the buffer yard requirements of the UDC.

5. Public Policy:

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

6. Size of Tract:

The subject property is 5.503 acres in size, which should reasonably accommodate the uses permitted in the "C-2" base zoning district and required parking.

7. Other Factors:

None.