



City of San Antonio

Agenda Memorandum

File Number: 15-3856

Agenda Item Number: Z-31.

Agenda Date: 8/6/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015213

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Jim R. Smith & Loretta B. Smith

Applicant: David Bogle, R.A., AIA, Syncro Architecture Studio

Representative: Donald Oroian, P.E.,

Location: 923 and 927 Clydeville Road

Legal Description: Lot 11, 12, west 12 1/2 feet of Lot 13 and Lot 52, NCB 12048

Total Acreage: 0.466

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: NA

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and originally zoned “A”, Single-Family Residential District. In 1982 the subject property was rezoned to “I-1” Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial zoning district. In 1969, a 1,113 square foot residential structure with a detached shed was developed on a portion of the property. Then in 2006 an 1,840 square foot office structure was developed on the remaining portion of the subject property. The subject property was platted in its current configuration in 1949 as described by deed and plat records (volume 2575, page 118 and volume 9581, page 204 of the Deed and Plat Records of Bexar County, Texas).

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, East, South

Current Base Zoning: I-1

Current Land Uses: Tile and Stone Distribution, Single-Family Residence, Office Warehouse, Office, Single-Family Residence

Direction: West

Current Base Zoning: R-5, I-1

Current Land Uses: Single-Family Residence

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: Clydeville Street

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

Proposed Changes: None known

Public Transit: There is no VIA transit 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 Animal and Pet Services

Minimum Parking Requirement: 1 per 1,500 square feet of Gross Floor Area (GFA);

Maximum Parking Requirement: 1 per 300 square feet of Gross Floor Area (GFA).

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 and Zoning Commission (8-0) 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 located within the San Antonio International Airport Vicinity Community Plan and is currently designated as Specialized Center in the land use component of the plan. The requested “L” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of any likely adverse impacts on the neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any likely effects on the public health, safety, or welfare.

5. Public Policy:

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

6. Size of Tract:

The 0.466 of an acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

None.