



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2549

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 5/7/2015

**Title:** ZONING CASE # Z2015133 (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on P-13, ABS 338, NCB 15684 located at 11834 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015133 Location Map, 2. Z2015133\_Zoning Minutes, 3. DRAFT ORDINANCE, 4. Ordinance 2015-05-07-0400

Date	Ver.	Action By	Action	Result
5/7/2015	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2015133

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 7, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Michael Brady Morehead

**Applicant:** Megan Sims Morehead

**Representative:** Megan Sims Morehead

**Location:** 11834 Nacogdoches Road

**Legal Description:** P-13, ABS 338, NCB 15684

**Total Acreage:** 0.5470

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** San Antonio International Airport Vicinity Land Use Plan-None

**Applicable Agencies:** Aviation Department

**Property Details**

**Property History:** The subject property is located within the city limits as established in May 27, 1971 and was originally zoned “Temporary R-1” Residential Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District.

**Topography:** Portion of the property is within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** Northeast

**Current Base Zoning:** “R-6 AHOD”

**Current Land Uses:** Vacant, Office

**Direction:** Southwest and Southeast

**Current Base Zoning:** “I-1 AHOD”

**Current Land Uses:** Vacant Commercial, Commercial Warehouse, Auto Repair

**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:** Nacogdoches Road.

**Existing Character:** Secondary Arterial Type “A” 86’; 1 lane in each direction.

**Proposed Changes:** None known

**Public Transit:** None.

**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:** Storage Minimum Parking Requirement: 1 per 600 sf. GFA. Maximum Parking Requirement: 1 per 350 sf. GFA.

**ISSUE:**

None

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the 'R-6' residential zoning.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend 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 International Airport Vicinity Land Use Plan and is currently designated as Business Park in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation and plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested "C-2" zoning district is appropriate for the subject property. The requested for "C-2" will not have any effects on future development. The site location is on a "Secondary Arterial Type A 86 Thoroughfare," and adjacent to general Industrial use. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

**6. Size of Tract:**

The subject property is 0.5470 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

There is no objection from Aviation to the rezoning request.