



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3061  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 5/19/2015  
**Title:** ZONING CASE # Z2015182 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 44, NCB 13847 located at 214 West Turbo Drive. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map Z2015182

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2015182  
(Associated Plan Amendment 15044)

**SUMMARY:**

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

**Requested Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 19, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Lawrence W. Grohman

**Applicant:** Brown & Ortiz, P.C.

**Representative:** Brown & Ortiz, P.C.

**Location:** 214 West Turbo Drive

**Legal Description:** Lot 44, out of NCB 13847

**Total Acreage:** 0.5579

**Notices Mailed**

**Owners of Property within 200 feet:** 24

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

**Planning Team:** None

**Applicable Agencies:** Aviation Department

**Property Details**

**Property History:** The property is currently zoned “R-5” Residential Single-Family District. The property was originally annexed on September 24, 1964 (Ordinance 32609). The property was zoned Temporary “A” Residential District. On 1965 the property was rezoned as R-5 with the implementation of the 1965 Zoning District. Upon the adoption of the 2001 Unified Development Code, the zoning district retained the "R-5" Residential Single-Family District classification.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North, East

**Current Base Zoning:** “R-5”

**Current Land Uses:** San Antonio International Airport, manufacturing businesses

**Direction:** West, South

**Current Base Zoning:** “R-5”

**Current Land Uses:** manufacturing businesses

**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:** Turbo Drive

**Existing Character:** Local

**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:** Manufacturing: 1 space per 1,500 sf. GFA. Maximum Parking Requirement: 1 space per 300 sf. GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the “R-5” residential zoning.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends 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 designated as Business Park. The requested “I-1” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “Light Industrial” land use. Staff and the Planning Commission recommended approval of the Plan Amendment.

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

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

**3. Suitability as Presently Zoned:**

The proposed “I-1” zoning district is appropriate for the subject property. The applicant requests this zoning change in order to bring the subject property to compliance with the UDC. The requested use is consistent with the existing development pattern.

**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 0.5579 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.