



City of San Antonio

Legislation Details (With Text)

File #: 15-4706
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/1/2015
Title: ZONING CASE # Z2015267 CD (Council District 6): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Self Service Storage Facility on Lot 47 and 48, Block 1, NCB 18969 located at the 5200 Block of Heath Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-267 CD Location Map, 2. Z2015267 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2015267 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Self Service Storage Facility

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 1, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Heathro, LTD by Daughtry Group Management, LLC its General Partner by Henry A Daughtry, Jr., its President

Applicant: Heathro, LTD by Daughtry Group Management, LLC its General Partner by Henry A Daughtry, Jr., its President

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: 5200 Block of Heath Road

Legal Description: Lot 47 and 48, Block 1, NCB 18969

Total Acreage: 2.998

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: Northwest Community Plan -13

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1989 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. The subject property was then zoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. The property was platted in its current configuration in 2012 as part of the Grissom Road Business Park Subdivision Plat.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: O-2

Current Land Uses: Vacant Land and Charter School

Direction: West

Current Base Zoning: C-2NA CD

Current Land Uses: Storage Facility

Direction: South

Current Base Zoning: C-2 CD

Current Land Uses: Vacant and Retail Center

Direction: East

Current Base Zoning: O-2, C-3R, C-3R CD

Current Land Uses: Charter School. Church, Auto Sales and Moving Co.

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Heath Road

Existing Character: Local Collector

Proposed Changes: None known

Thoroughfare: Grissom Road

Existing Character: Secondary Arterial A

Proposed Changes: None known

Public Transit: VIA bus route 609 stops to the west at the corner of Timberhill Road and Grissom Road.

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 are typically determined by type of use and building size. The application states the proposed uses are self service storage.

Self Service Storage - Minimum Parking Requirement: 4 spaces plus 2 spaces for manager's quarters;
Maximum Parking Allowance: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2" Residential Single-Family Airport Hazard Overlay District.

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 subject property is located within the Northwest Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" Commercial District is consistent with the adopted land use designation.

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 zoning change request is consistent with the surrounding pattern of development.

3. Suitability as Presently Zoned:

The existing "C-2" district is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

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

6. Size of Tract:

The subject property measures a total of 2.998 acres in size, which is sufficient to accommodate the uses permitted in the “C-2” district and the typical required parking.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance approving the conditional zoning district.