



City of San Antonio

Legislation Details (With Text)

File #: 15-5440

Type: Zoning Case

In control: City Council A Session

On agenda: 11/19/2015

Title: ZONING CASE # Z2015296 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Landscape Materials - Sales and Storage on 8.537 acres of land out of Lot P-14A and Lot P-14B, NCB 15702, located at 4455 Stahl Road. Staff and Zoning Commission recommend Approval with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-296 Location Map, 2. Z2015296 CD Site Plan, 3. Z2015296 CD Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2015-11-19-1004

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015296 CD

SUMMARY:

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Landscape Materials Sales and Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Letbetter Holdings LLC

Applicant: Robert Burk

Representative: Robert Burk

Location: 4455 Stahl Road

Legal Description: Approximately 8.537 acres of land out of Lot P-14A and Lot P-14B out of NCB 15702

Total Acreage: 8.537

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Northern Hills Neighborhood Association

Planning Team: None

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed into the City Limits in 1972 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-6, I-1, C-3NA, C-2, & C-1

Current Land Uses: Office Building, Vacant, Construction Company, Single-Family Homes

Direction: East, South

Current Base Zoning: MF-33, R-6, C-2

Current Land Uses: Single-Family Residence, Vacant Land

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: Stahl Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Thoroughfare: Jung Road

Existing Character: Local, one lane each direction no sidewalks

Proposed Changes: Currently under construction

Public Transit: No VIA transit routes 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 Nursery Retail (growing plants on-site permitted).

Minimum Parking Requirement: 1per 300 square feet Gross Floor Area (GFA)

Maximum Parking Requirement: 1 per 200 square feet 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 (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 located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested “C-2” base zoning 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 surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-2 CD” Conditional Use for Landscape Materials Sales and Storage zoning district is appropriate for the subject property. The subject property is within a Secondary Arterial Type A 86’ ROW adjacent to similar uses. The proposed development will encourage economic growth that enhances airport operations and development. In addition, the proposed nursery will contribute to the economy of scales for the landscaping and construction industry within the area. Therefore, the proposal will contribute to attaining the goals and purpose of the San Antonio International Airport Vicinity Land Use Plan.

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

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use 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.

Staff recommends the following conditions if approved:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning and/or land uses.
2. No outdoor speaker or amplification systems shall be permitted.