



City of San Antonio

Legislation Details (With Text)

File #: 16-1079
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/19/2016
Title: (Continued from 12/15/15) ZONING CASE # Z2016026 CD (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage on 0.510 acres of land out of NCB 34400 generally located southeast of the intersection of Loop 1604 North frontage and Kilmarnoch. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map Z2016026, 2. 2016026 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 Z2016026 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 Manufactured Home/Oversized Vehicle Sales, Service or Storage.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 19, 2016. This case is continued from the December 15, 2015 hearing.

Case Manager: Oscar Aguilera, Planner

Property Owner: Magnum Movers, LLC

Applicant: Magnum Movers, LLC

Representative: DeAnn M. Lopez

Location: Generally located at the 1800 block of Loop 1604 North Frontage

Legal Description: Lot P-36, NCB 34400

Total Acreage: 0.510

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Oak Creek Neighborhood Association.

Planning Team: West/Southwest Sector Team - 34

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on 12/31/2000 (ordinance # 92902) and was originally zoned Temporary "R-1" 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: The property is not within a flood plain. However, portion of the property's features includes a steep slope.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: UZROW, R-6, C-2NA

Current Land Uses: Recreation/ Private Park, ROW

Direction: East, South

Current Base Zoning: R-6, C-2

Current Land Uses: Vacant Land, Single-Family Homes.

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: North 1604 Loop

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Kilmarnoch

Existing Character: Local Street

Proposed Changes: None known

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: Moving Company: Minimum vehicle parking spaces NA. Maximum vehicle parking spaces NA.

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 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 West / Southwest Sector Plan and is currently designated as Suburban Tier. The requested “C-2” base zoning districts is consistent with the adopted land use designation. The requested Conditional Use Manufactured Home/Oversized Vehicle Sales, Service or Storage is intended for the operation of a moving company with moving trucks to be parked.

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 rezoning to “C-2” is appropriate for the subject property. The subject property location, next to Loop West 1604 North and adjacent to other commercial properties, makes it appropriate for the “C-2 CD” Commercial with a Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage. The development of the subject property with these zoning districts contributes toward the West / Southwest Sector Plan vision of compatibility and purpose of the 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 0.510 acres in size, which accommodates the proposed development with adequate space for 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 zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the zoning district with the specified conditional use provisions.

Staff recommends the following conditions:

1. Solid screen fencing adjacent to residential zoning and uses.
2. A buffer yard of fifteen (15) feet is required per Section 35-510. The applicant has indicated that she will seek a variance to the buffer yard requirement.