



City of San Antonio

Legislation Details (With Text)

File #: 16-1917

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/15/2016

Title: (Continued from 02/16/16) ZONING CASE # Z2016003 CD (Council District 2): 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 Manufactured Home/Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location map Z2016003

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016003 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 Oversized Vehicle Sales, Service and Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 15, 2016. This case is continued from December 1, 2015, November 17, 2015, January 19, 2016 and February 16, 2016 hearings.

Case Manager: Oscar Aguilera, Planner

Property Owner: Javier Sarreon

Applicant: Javier Sarreon

Representative: Brown and Ortiz P.C. (Daniel Ortiz)

Location: 5315, 5319 and 5331 Sherri Ann Road

Legal Description: 5.421 acres of land out of NCB 13811

Total Acreage: 5.421

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on 2/18/1965 (Ordinance 33007) and was originally zoned "Temporary A" Temporary Single-Family Residence District. On December 19, 2015 Lot 25 was rezoned to "R-3" Multiple-Family Residence District. On September 6, 1984 the property was rezoned from "A" Single-Family District and "R-3" Multiple-Family Residence District to "R-4" Mobile Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "MH" Manufactured Home District. Finally On August 21st 2014 (Ordinance 2014-08-21-0628) rezoned the property to "C-2 AHOD" Commercial Airport Hazard Overlay 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-5, R-6, & RM-4

Current Land Uses: Office Building, Single-Family Homes, Duplexes

Direction: East, South

Current Base Zoning: I-1, C-3NA, C-3R, R-5

Current Land Uses: Single-Family Home, Automobile Businesses, Parking Lot

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: Sherri Ann Road

Existing Character: Local, one lane each direction no sidewalks

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Oversize Vehicle Parking, Truck Repair and Maintenance.

Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) including service bays, wash tunnels, and retail areas.

Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) including service bays, wash tunnels, and retail areas.

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 not located within a Community Plan or Sector Plan, therefore a finding of consistency is not required. The requested "C-2 CD" Commercial District with Conditional Use for Oversized Vehicle Sales, Services and Storage is consistent with the established land use pattern of other many commercial and light industrial uses.

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" Commercial District with Conditional Use for Oversized Vehicle Sales, Services and Storage base zoning district is appropriate for the subject property. The subject property is adjacent to similar uses. The proposed development will serve as a buffer for more intense uses. In addition, the proposed use with its proximity to interstate highway will contribute to the economy of scales for the transportation industry within the area.

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 5.421 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 or uses using 90-degree or less cut-off fixtures.
2. No outdoor speaker or amplification systems shall be permitted.
3. No trash pick-up is allowed between the hours of 7 p.m. and 7 a.m.
4. No delivery of construction materials and other inventory shall be permitted between the hours between 7 p.m. and 7 a.m.