File #:	16-4036			
Type:	Zoning Case			
		In control:	Zoning Commission	
On agenda:	7/19/2016			
Title:	ZONING CASE # Z2016194 (Council District 2): 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 0.67 acres out of NCB 12867, located in the 4900 Block of IH 10 East. Staff recommends Approval.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Z2016-194			

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2016194

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: July 19, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Lorenzo Pimentel

Applicant: Lorenzo Pimentel

Representative: Brown & Ortiz

Location: 4900 Block of IH 10 East

Legal Description: 0.67 acres out of NCB 12867

Total Acreage: 0.67

Notices Mailed
Owners of Property within 200 feet: 4
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: None

Property Details
Property History: The subject property was annexed in 1957 and zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5" Residential Single-Family District. The subject property was developed with a warehouse structure in 2001 with approximately 3,000 square feet. The subject property is not platted in its current configuration.

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: East, West
Current Base Zoning: I-1
Current Land Uses: Impact Recovery System, Vacant

Direction: South
Current Base Zoning: R-5
Current Land Uses: Single-Family Residential

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: Interstate 10
Existing Character: Expressway
Proposed Changes: None known

Public Transit: There are no nearby transit routes to the subject property

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 the type of use and building size. The zoning application refers to Contractor Facility. The following requirements are for a Contractor Facility:

Minimum Parking Requirement: 1 per 1,500 square feet Gross Floor Area;
Maximum Parking Requirement: 1 per 300 square feet Gross Floor Area.

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 Eastern Triangle Community Plan and is currently designated as Industrial in the future land use component of the plan. The proposed "I-1" base zoning district is consistent with the future 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.

3. Suitability as Presently Zoned:
The existing "R-5" base zoning district is not suitable as presently zoned.

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 proposed request is consistent with the Eastern Triangle Community Plan and land use pattern of the surrounding area. The plan encourages that Industrial uses be concentrated at arterials, expressways, and railroad lines.

6. Size of Tract:
The subject property measures 0.67 acres and is sufficient for the proposed development and parking requirements.

7. Other Factors:
None.