



City of San Antonio

Legislation Details (With Text)

File #: 17-2938

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/2/2017

Title: ZONING CASE # Z2017130 (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.581 acres out of NCB 13801, located at 5222 Sherri Ann Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017130

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Pompa Capital LLC

Applicant: Phil Pompa

Representative: Xavier Torres

Location: 5222 Sherri Ann Road

Legal Description: 0.581 acres out of NCB 13801

Total Acreage: 0.581

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1965 and was previously zoned “Temp A” Temporary Single-Family District. A 1996 case rezoned a portion of the subject property as “B-3NA” Business Non-Alcoholic Sales District (Ordinance 85186). Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-5” Residential Single-Family District and “C-3NA” General Commercial Nonalcoholic Sales District.

Topography: The property is located within the Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4, R-5, MF-33 and C-3

Current Land Uses: Apartment Homes

Direction: West

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

Current Land Uses: Single-Family Residences, and Truck and Trailer Storage

Direction: South

Current Base Zoning: C-3NA

Current Land Uses: Truck and Trailer Storage

Direction: East

Current Base Zoning: R-5, C-3NA and C-2CD

Current Land Uses: Building Supplies

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Sherri Ann Road

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 21 is within walking distance of 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: Warehousing- Office Warehouse- Minimum vehicle spaces: 1 per 5,000 sf GFA.
Maximum vehicle spaces: 1 per 350 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning 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 property is not currently located within any future land use plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to develop the property for warehouse/office space and outside storage of containers and the surrounding properties are currently being used for industrial purposes. This use is consistent with neighboring land uses.

3. Suitability as Presently Zoned:

The proposed “I-1” would be consistent with the existing pattern of development in the area. “R-5” would not be an ideal zoning district, with the intensity of the surrounding uses.

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 rezoning request does not appear to conflict with any public policy objective, because the request is consistent with the plan.

6. Size of Tract:

The subject property totals 0.581 acres in size, which should reasonably accommodate the uses permitted in “I-1” General Industrial District.

7. Other Factors:

None.