



City of San Antonio

Legislation Details (With Text)

File #: 18-4111
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/3/2018
Title: ZONING CASE # Z2018231 (Council District 10): A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office, Warehouse, Flex Space with No Outside Storage to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-8D, NCB 17757, located at 15621 O'Connor 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: 10

SUBJECT:
Zoning Case Z2018231

SUMMARY:
Current Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Office, Warehouse, Flex Space with No Outside Storage

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 3, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Musselman Interests, LTD

Applicant: Lakefield Holdings, LLC

Representative: Chad Johannesen

Location: 15621 O'Connor Road

Legal Description: Lot P-8D, NCB 17757

Total Acreage: 7.12

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Pepperidge Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on June 14, 1973, established by Ordinance 42200. It was zoned "Temporary R-1" Temporary Residential District which converted to "R-6" Residential Single-Family District upon adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, dated May 3, 2001. The current "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office, Warehouse, Flex Space with No Outside Storage changed from the previous "R-6" zoning district, established by Ordinance 2008-01-17-0051, dated January 17, 2008.

Topography: The subject property is located within the Salado Creek Watershed and within a Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3R, R-6

Current Land Uses: Lawn Service, Vacant Lot, Madison High School

Direction: East

Current Base Zoning: R-6

Current Land Uses: Madison High School

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential, Church

Direction: West

Current Base Zoning: R-6

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: O'Connor Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: North Stahl Park
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There is a bus stop within walking distance on O'Connor Road along Bus Route 641.

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: The use of Single-Family Dwellings require a minimum of one (1) parking space per unit and does not have a maximum.

ISSUE:
None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited. C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within a ½ mile of a Premium Transit Corridor.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as "Medium Density Residential" in the land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is currently single-family residential zoning directly to the west of the subject property.

3. Suitability as Presently Zoned:

The existing "C-2" base zoning district is not appropriate for the surrounding area. There is commercial zoning

and uses across North Stahl Park, and no commercial uses on the block located south of North Stahl Park. The subject property is much more appropriate as single-family residential.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is a high school across O'Connor Road, a church located south of the property, and single-family dwellings to the west. The request for "R-4" zoning is appropriate for the subject property.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The land use is designated "Medium Density Residential," and the requested zoning is consistent with the plan.

6. Size of Tract:

The 7.12 acre site is of sufficient size to accommodate the proposed development. The proposed zoning would permit a maximum of 77 single-family dwellings.

7. Other Factors:

None.