



City of San Antonio

Legislation Details (With Text)

File #: 18-4255

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/17/2018

Title: ZONING CASE # Z2018240 CD (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot 7, Block 13, NCB 10060, located at 119 Jackson-Keller Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18074)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018240 CD
(Associated Plan Amendment 18074)

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Michael R. Rodriguez and Cheryl M. Holt-Rodriguez

Applicant: Jennifer Blevins

Representative: Michael Rodriguez

Location: 119 Jackson Keller Road

Legal Description: Lot 7, Block 13, NCB 10060

Total Acreage: 0.916

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Shearer Hills-Ridgeview Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on August 31, 1950, established by Ordinance 12611 and zoned "B" Residence District. The zoning changed to "E" Office District, established by Ordinance 28531, dated June 2, 1960. The current "O-2" High-Rise Office District converted from the previous "E" base zoning district upon adoption of the 2001 Unified Development Code (UDC) established by Ordinance 93881, dated May 3, 2001.

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: North

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: C-1

Current Land Uses: Apartment Complex

Direction: South

Current Base Zoning: C-2

Current Land Uses: Construction Contractor Facility, Learning Center

Direction: West

Current Base Zoning: C-2

Current Land Uses: Apartment Complex, Office Building

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: Jackson Keller Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Aribé Drive

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Dot Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop is within a half-mile walk from the subject property on San Pedro Avenue along Bus Route 4.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: A Contractor Facility requires a minimum of one (1) parking space per 1,500 square feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 300 square feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half-mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 North Central Neighborhoods Community Land Use Plan and is currently designated as “High Density Residential” in the land use component of the plan. The requested “C-2” base zoning district is not consistent with the adopted land use designation. In addition to the zone change, the applicant is requesting a Plan Amendment to “Community Commercial” in order to keep the requested zoning consistent with the North Central Neighborhoods Community Plan. Staff recommends Approval of the Plan Amendment and the Planning Commission recommendation is pending the July 11, 2017 hearing.

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 commercial and industrial zoning along Jackson-Keller Road, so the request is appropriate for the vicinity.

3. Suitability as Presently Zoned:

The existing “O-2” base zoning district is not appropriate for the surrounding area. The subject property sits on a block that consists of completely commercial zoning.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The existing use for the subject property is for outdoor storage. The applicant is requesting the zone change in order to bring the current use into compliance. There is screening from the Right-Of-Way in place, so the request does not indicate likely adverse effects.

5. Public Policy:

The request does appear to conflict with any public policy objective. The requested zoning is not consistent with the North Central Neighborhoods Community Plan, but the applicant is requesting a Plan Amendment in order to align the zoning with the land use.

6. Size of Tract:

The 0.916 acre site is of sufficient size to accommodate the proposed development. The subject property is currently used as a construction contractor facility.

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.