



City of San Antonio

Legislation Details (With Text)

File #: 18-4492
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/21/2018
Title: ZONING CASE # Z2018269 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.455 acres out of NCB 12057, located at 907 North Coker Loop. 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: 9

SUBJECT:
Zoning Case Z2018269

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 21, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Lockaway Storage-Austin LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 907 North Coker Loop

Legal Description: 0.455 acres out of NCB 12057

Total Acreage: 0.455

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the city and zoned "A" Residence District by Ordinance 18115, dated September 25, 1952. The property converted from "A" to the current "R-5" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5", "I-1"

Current Land Uses: Single-Family Residence, Commercial Business, Self Service Storage

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Self Service Storage, Industrial Businesses

Direction: South

Current Base Zoning: "C-3R", "I-1"

Current Land Uses: Joeris General Contractors, Parking Lot

Direction: West

Current Base Zoning: "C-3R", "R-5"

Current Land Uses: Joeris General Contractors, Single-Family Residence, Commercial Business

Overlay and Special District Information:

"AHOD"

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: North Coker Loop

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Arion Parkway

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 648 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:

The minimum parking for Self-Service Storage is 4 parking spaces plus 2 for manager's quarters.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "R-5" Residential Single-Family District which permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family homes, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Greater Airport Area Regional Center. The property is not located within ½ of a 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 Plan and is currently designated as "Business Park" in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the future land use designation.

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 self-service storage facility has existed on the property for many years.

3. Suitability as Presently Zoned:

The current "R-5" base zoning districts is not an appropriate base zoning for the property or the surrounding area. The requested "C-3" base zoning is an appropriate base zoning for the property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The business has operated for many years without any issues related to the public health, safety or welfare.

5. Public Policy:

The proposed rezoning from “R-5” to “C-3” is requested in order to align the base zoning with the existing use. The proposed rezoning is in agreement with the goals and objectives of the San Antonio International Airport Vicinity Plan and the current development of the area. The area is currently developed as an industrial park. The “R-5” base zoning is the result of outmoded zoning that is not in agreement with the future land use of “Business Park”.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Plan include:

- Goal II: Encourage economic growth that enhances airport operations and surrounding development
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning
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6. Size of Tract:

The subject property is 0.445 of an acre, which currently is a portion of a larger self-service storage facility.

7. Other Factors:

None.