



City of San Antonio

Legislation Details (With Text)

File #: 18-5426
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/2/2018
Title: ZONING CASE # Z2018311 CD (Council District 10): 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 Conditional Use for a Welding Shop on Lot P-5A, NCB 15722, located at 12751 O'Connor Road. Staff recommends Approval.
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: 10

SUBJECT:
Zoning Case Z2018311 CD

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 Conditional Use for a Welding Shop

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 2, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Guillermo O. Pequeno

Applicant: Guillermo O. Pequeno

Representative: Jose Villagomez, P.E.

Location: 12751 O'Connor Road

Legal Description: Lot P-5A, NCB 15722

Total Acreage: 1.650

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Valencia HOA

Applicable Agencies: None

Property Details

Property History: The subject property was rezoned from “B-3” Business District to “O-1” Office District by Ordinance 58557, dated April 5, 1984. The property converted from “O-1” Office District to the current “O-2” High-Rise Office District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3NA”

Current Land Uses: Office Buildings

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Business Park

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

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: O’Connor Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: NA

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 requirements for a welding shop is 1 space per 1,500 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “O-2”. “O-2” allows for uses such as offices, parks, and schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or half 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” base zoning is compatible with the future 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.

3. Suitability as Presently Zoned:

The current “O-2” High-Rise Office District is not an appropriate zoning for the property and surrounding area. The requested rezoning is more consistent with the surrounding residential uses.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan.

North Sector Plan Relevant Goals and Objectives:

- Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
 - LU-1.1: Locate buffers between high density/intensity land uses that are potentially incompatible

6. Size of Tract:

The subject property is 1.650 acres, which would adequately support a welding shop.

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.

The following Conditions are also recommended:

- 1) A six foot solid screen fence along residential uses.
- 2) No temporary signage, pennant flags, wind-wavers, and/or snipe signage.
- 3) A 15-foot landscape buffer yard shall be required along the west property line.
- 4) Downward lighting shall be pointed away from residential uses.