



City of San Antonio

Agenda Memorandum

File Number: 17-1040

Agenda Item Number: Z-19.

Agenda Date: 1/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017014

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Megan Sims Morehead

Applicant: Megan Sims Morehead

Representative: Megan Sims Morehead

Location: 11846 Nacogdoches Road

Legal Description: Lot P-12, NCB 15684

Total Acreage: 0.547

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972 by Ordinance Number 41430. The property was originally zoned "Temp R-1" Temporary Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District.

Topography: The subject property does not include any abnormal physical features such as significant slope but portion of the property is within the one hundred year flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-3NA S, C-2, I-1, R-6, MF-33

Current Land Uses: Mechanical Shop, Vacant Land, Single-Family Home Drainage ROW.

Direction: East, South

Current Base Zoning: I-1, C-2, R-6

Current Land Uses: General Contractor, Transmission Service Repair, Upholstery.

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: Nacogdoches Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: None

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: Office: Minimum vehicle parking spaces 1 per 300 sf GFA. Maximum vehicle parking spaces 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Approval. (9-0)

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 Business Park in the land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The commercial use will be located adjacent to similar uses and is fronting a major thoroughfare.

3. Suitability as Presently Zoned:

The "C-2" Commercial District is appropriate for the subject property. The request for "C-2" will not have significant negative effects on future development, but rather provide additional services to the area. The site location is on a major thoroughfare. Finally the property is surrounded by similar 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:

As the request is consistent with the future land use plan, staff finds that the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.547 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None