



City of San Antonio

Agenda Memorandum

File Number:17-1930

Agenda Item Number: 12.

Agenda Date: 3/7/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017072

(Associated Plan Amendment 17023)

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2017

Case Manager: Oscar Aguilera, Planner

Property Owner: S.C.AR., Inc.

Applicant: S.C.AR., Inc.

Representative: Vickrey & Associates, Inc.

Location: 2953 East Loop 410

Legal Description: 4.99 acres out of Tract F, NCB 12117

Total Acreage: 4.99

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in two Ordinances. The first was on September 25, 1952 and zoned the south portion of the property to "A" Single-Family District. The second annexation was on May 27, 1971 and zoned the north portion of the property to "Temp R-1" Temporary Single Family District. Upon the adoption of the 2001 Unified Development Code, the South portion for the property converted to "R-5" Single-Family District and the North portion converted to "R-6" Single-Family District.

Topography: The subject property is within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: I-1, R-6, R-5

Current Land Uses: Vacant Lots, Industrial park

Direction: East, South

Current Base Zoning: I-1, I-2

Current Land Uses: Vacant Lots, Eclectic Supply

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: Loop 410

Existing Character: Freeway 250' - 500'

Proposed Changes: None known

Public Transit: There are no nearby VIA transit bus stops near the subject property.

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: Wrecker Service: N/A

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, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the North Sector Plan, and is currently designated as Regional Center in the future land use component of the plan. The requested "I-1" base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to Specialized Center. Staff and Planning Commission recommend approval.

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 properties that are located around the subject property have similar uses.

3. Suitability as Presently Zoned:

The current "R-5" and "R-6" base zoning districts are not appropriate for the subject property's location. The requested zoning district of "I-1" is appropriate due to the surrounding properties having 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:

The request does not appear to conflict with any public policy objective because it has consistent uses surrounding the property.

6. Size of Tract:

The subject property measures 4.99 acres which accommodates the existing development with adequate space for parking.

7. Other Factors:

The property is within the 100-year flood plain. Mitigation may be required during permitting.