



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2938

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**Agenda Item Number:** 8.

**Agenda Date:** 5/2/2017

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2017130

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 2, 2017

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Pompa Capital LLC

**Applicant:** Phil Pompa

**Representative:** Xavier Torres

**Location:** 5222 Sherri Ann Road

**Legal Description:** 0.581 acres out of NCB 13801

**Total Acreage:** 0.581

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1965 and was previously zoned “Temp A” Temporary Single-Family District. A 1996 case rezoned a portion of the subject property as “B-3NA” Business Non-Alcoholic Sales District (Ordinance 85186). Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-5” Residential Single-Family District and “C-3NA” General Commercial Nonalcoholic Sales District.

**Topography:** The property is located within the Mandatory Detention Area.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** RM-4, R-5, MF-33 and C-3

**Current Land Uses:** Apartment Homes

**Direction:** West

**Current Base Zoning:** C-3NA, R-5, I-1

**Current Land Uses:** Single-Family Residences, and Truck and Trailer Storage

**Direction:** South

**Current Base Zoning:** C-3NA

**Current Land Uses:** Truck and Trailer Storage

**Direction:** East

**Current Base Zoning:** R-5, C-3NA and C-2CD

**Current Land Uses:** Building Supplies

### **Overlay and Special District Information:**

None.

### **Transportation**

**Thoroughfare:** Sherri Ann Road

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 21 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:** Warehousing- Office Warehouse- Minimum vehicle spaces: 1 per 5,000 sf GFA.  
Maximum vehicle spaces: 1 per 350 sf GFA.

### **ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district

### **FISCAL IMPACT:**

None.

**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 property is not currently located within any future land use plan, therefore a finding of consistency is not required.

**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 applicant proposes to develop the property for warehouse/office space and outside storage of containers and the surrounding properties are currently being used for industrial purposes. This use is consistent with neighboring land uses.

**3. Suitability as Presently Zoned:**

The proposed “I-1” would be consistent with the existing pattern of development in the area. “R-5” would not be an ideal zoning district, with the intensity of the surrounding 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 rezoning request does not appear to conflict with any public policy objective, because the request is consistent with the plan.

**6. Size of Tract:**

The subject property totals 0.581 acres in size, which should reasonably accommodate the uses permitted in “I-1” General Industrial District.

**7. Other Factors:**

None.