



City of San Antonio

Agenda Memorandum

File Number:18-4853

Agenda Item Number: 6.

Agenda Date: 8/21/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018266

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 21, 2018

Case Manager: Nylicah Acosta, Planner

Property Owner: Vuong H. Le and Ve T. Le

Applicant: Van Le

Representative: Van Le

Location: 230 Dinn Drive

Legal Description: Lot 196, Block 4, NCB 15730

Total Acreage: 0.3457

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972 and was zoned "I-1" Light Industrial District. Upon the adoption of the 2001 Unified Development Code, the previous "I-1" converted to the current "I-1" General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Used Auto Parts, Vacant portable Office, Residences, Vacant Lot

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residences

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: I-1

Current Land Uses: Vacant Lot, Office Building

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: Dinn Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA bus routes 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: Minimum Vehicle Spaces- 1 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage &

sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but it is within the Looper Metro Premium Route.

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 not within any Neighborhood, Community or Sector 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 use the residence on site as their home, and will likely tear down the commercial structure.

3. Suitability as Presently Zoned:

The current "I-1" base zoning district is not appropriate for the subject property's location with the adjacent residential 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.

6. Size of Tract:

The subject property totals 0.3457 acres in size, which reasonably accommodates the uses permitted in "R-6" Residential Single-Family District.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. They do not object.