



City of San Antonio

Agenda Memorandum

File Number:15-1752

Agenda Item Number: 13.

Agenda Date: 3/3/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2015099

SUMMARY:

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

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 03, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Chester & Judith Rose

Applicant: Jerry Doyle

Representative: Terri Rubiola

Location: 106 W. Turbo

Legal Description: Lot 23, NCB 13847

Total Acreage: 0.2324

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1963, and was originally zoned “A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-5” Residential Single Family District. The subject property was divided in its current configuration in the Airport Industrial Park unrecorded subdivision. It was developed in 1963 with a 4,048 square feet Industrial Flex Building Retail Store.

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: Northeast, Southeast

Current Base Zoning: “R-5”

Current Land Uses: Business Park

Direction: Southwest, Northwest

Current Base Zoning: “R-5”, “I-2”

Current Land Uses: Business Park

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: West Rhapsody

Existing Character: Secondary Arterial, Type B; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Thoroughfare: West Turbo, Reverie Lane

Existing Character: Local, Type A; one lane each direction

Proposed Changes: None known

Public Transit: There are no nearby VIA routes to 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: Off-street vehicle parking requirements are typically determined by the type of use and building size.

Minimum Parking Requirement: 1 per 300 square feet Gross Floor Area (GFA) of sales and service area;

Maximum Parking Requirement: 1 per 200 square feet Gross Floor Area (GFA) of sales and service area.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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 San Antonio International Airport Vicinity Plan and is currently designated as Business Park in the future land use component of the plan. The proposed zoning change does not require a plan amendment. The subject property is fully developed and consistent with the San Antonio International Airport Vicinity Plan and the surrounding land uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "R-5" base zoning district is not appropriate for the subject property. The immediate and surrounding properties are within an established Business Park.

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.

6. Size of Tract:

The subject property measures 0.234 acres in size. The subject property is developed with building structure and parking area.

7. Other Factors:

None.