



City of San Antonio

Agenda Memorandum

File Number:15-2549

Agenda Item Number: Z-20.

Agenda Date: 5/7/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015133

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Michael Brady Morehead

Applicant: Megan Sims Morehead

Representative: Megan Sims Morehead

Location: 11834 Nacogdoches Road

Legal Description: P-13, ABS 338, NCB 15684

Total Acreage: 0.5470

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan-None

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property is located within the city limits as established in May 27, 1971 and was originally zoned “Temporary R-1” Residential Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District.

Topography: Portion of the property is within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: Northeast

Current Base Zoning: “R-6 AHOD”

Current Land Uses: Vacant, Office

Direction: Southwest and Southeast

Current Base Zoning: “I-1 AHOD”

Current Land Uses: Vacant Commercial, Commercial Warehouse, Auto Repair

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” 86’; 1 lane in each direction.

Proposed Changes: None known

Public Transit: None.

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: Storage Minimum Parking Requirement: 1 per 600 sf. GFA. Maximum Parking Requirement: 1 per 350 sf. GFA.

ISSUE:

None

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the ‘R-6’ residential zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Land Use Plan and is currently designated as Business Park in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation and plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-2” zoning district is appropriate for the subject property. The requested for “C-2” will not have any effects on future development. The site location is on a “Secondary Arterial Type A 86 Thoroughfare,” and adjacent to general Industrial use. The requested “C-2” base zoning district is consistent with the adopted land use designation.

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 is 0.5470 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

There is no objection from Aviation to the rezoning request.