



City of San Antonio

Agenda Memorandum

File Number:15-3608

Agenda Item Number: 15.

Agenda Date: 6/16/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015210

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: June 16, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Lucile W. Pipes

Applicant: Seth K. Bell

Representative: Seth K. Bell

Location: 102 East and 102 West Turbo Drive

Legal Description: Lot 24 and 25, NCB 13847

Total Acreage: 0.4648

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: Aviation Department

Property Details

Property History: The property was originally annexed on September 24, 1964 (Ordinance 32609) and zoned Temporary “A” Residential District. In 1965, the property was rezoned as “R-5” with the implementation of the 1965 Zoning District. Upon the adoption of the 2001 Unified Development Code, the zoning district retained the "R-5" Residential Single-Family District classification.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: R-5

Current Land Uses: Commercial and Industrial uses

Direction: South

Current Base Zoning: I-2

Current Land Uses: Commercial and Industrial uses

Direction: West

Current Base Zoning: C-3, R-5

Current Land Uses: Commercial Uses

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: Turbo Drive

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Rhapsody

Existing Character: Local Street

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: Office/Warehouse: 1 space per 2,000 sf. GFA. Maximum Parking Requirement: 1 space per 200 sf. GFA

Auto Parts Installation: 1 space per 500 sf. GFA. Maximum Parking Requirement: 1 space per 375 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-5” Residential Single-Family Airport Hazard Overlay and in conflict with applicable zoning regulations.

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 located within the San Antonio International Airport Vicinity land Use Plan and classified as Business Park and is zoned “R-5” Residential Single-Family District. The requested “C-3” General Commercial District zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The applicant requests this zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject property is classified as Business Park and zoned “R-5” Residential Single-Family District. The existing and proposed commercial uses of this intensity are not allowed by right under the “R-5” zoning designation. In order to accommodate this development the applicant requires the “C-3” General Commercial District zoning district, which accommodates more intense commercial uses. The proposed change will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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 0.4648 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.