



City of San Antonio

Agenda Memorandum

File Number:15-3617

Agenda Item Number: 11.

Agenda Date: 6/16/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015206

SUMMARY:

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

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015

Case Manager: Mary Morales-Gonzales

Property Owner: G5 Concepts LLC

Applicant: Daniel Guerra

Representative: Eric Wolff

Location: 5543 Sherri Ann Road

Legal Description: Lot 3, 4, 5, and A-35, Block 3, NCB 13806

Total Acreage: 3.68

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The current “C-3” and “R-5” base zoning districts resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this “C-3” base zoning district converted from the previous “B-3” Business District, which was established by ordinance 42474, dated July 12, 1973. The current “R-5” base zoning district has never been the subject of a rezoning case and, therefore, retains its original zoning classification of “A” Single Family Residence District, which, per the 2001 Unified Development Code district conversion, it is today classified as an “R-5” Residential Single-Family District.

Topography: The subject 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: Single-Family Residence

Direction: East

Current Base Zoning: R-5

Current Land Uses: Homes

Direction: South

Current Base Zoning: I-1

Current Land Uses: Outdoor Vehicle Storage

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residence, Two-Family Residences

Overlay and Special District Information: **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: Sherri Ann Road

Existing Character: Local road, one lane in each direction, with no sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 21-Kirby/Converse stops at Randolph Boulevard and Weidner Road.

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 determined by type of use and building size. The zoning application refers to a utility construction company and the preliminary site plan shows 33 parking spaces.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “C-3” and “R-5” base zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 a Sector or Neighborhood Plan. The proposed zoning request to “L” Light Industrial is not consistent with the established development pattern of the surrounding area. The property is surrounded by residences on the east, west, and north sides of the property.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. The surrounding properties are residential and the proposed request would be directly adjacent to residential uses without appropriate buffers.

3. Suitability as Presently Zoned:

The existing base “C-3” General Commercial and “R-5” Residential Single-Family zoning districts are appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff finds that the proposed request will result in adverse effects on public health, safety, and welfare. The potential noise, traffic, and chemical odors would negatively impact nearby homeowners.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 3.68 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.