



City of San Antonio

Legislation Details (With Text)

File #: 21-3880

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/1/2021

Title: ZONING CASE Z-2021-10700092 (Council District 3): A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-30A and Lot P-31C, NCB 11166, located at 12620 Pleasanton Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2021-10700092

SUMMARY:

Current Zoning: "FR AHOD" Farm and Ranch Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 1, 2021

Case Manager: Justin Malone, Planner

Property Owner: Victor and Sesenia Gutierrez

Applicant: Killen, Griffin & Farrimond, PLLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 12620 Pleasanton Road

Legal Description: Lot P-30A and Lot P-31C, NCB 11166

Total Acreage: 11.667

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 66017, dated December 30, 1987 and was originally zoned "R-A" Residence Agriculture district. The previous "R-A" Residence Agriculture zoning district converted to "DR" Development Reserve District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 03, 2001. The subject property converted from "DR" Development Reserve District to "FR" Farm and Ranch District by Ordinance 98699, dated January 8, 2004.

Topography: The property does not include any abnormal physical features such as slope but has incursion in a flood plain on the southwestern portion.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "FR"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "FR"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "FR"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "MI-1"

Current Land Uses: Vacant Land

Overlay and Special District Information:

"AHOD"

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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: Pleasanton Road

Existing Character: Arterial

Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The minimum parking requirements for warehousing is 1 per 5,000 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “FR” Farm and Ranch is designated to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries. The “FR” Farm and Ranch zoning district is consistent with neighboring lots with large lot residential or agricultural uses.

Proposed: The proposed “L” Light Industrial zoning provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses include auto sales and repair, cabinet or carpenter shop, lumber yard and building materials, machine shop, or moving company.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

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 subject property is located within the Heritage South Sector Plan and is currently designated as “Agribusiness RIMSE Tier” in the future land use component of the plan. The requested “L” Light Industrial base zoning district is consistent with the adopted land use.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “L” Light Industrial is an appropriate zoning and is consistent with adjacent zoning districts and uses.

3. Suitability as Presently Zoned:

The current “FR” Farm and Ranch District is appropriate zoning for large lots and farming with or without development. The proposed “L” Light Industrial is appropriate for the area and is consistent with the current land development pattern.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan:

- Goal ED-6: Market Heritage South as a business-friendly environment
 - ED-6.3: Promote low impact industry, high and biotechnologies, and international trade.
- GOAL LU-2: Design guidelines for non-residential uses to encourage compatibility to adjacent properties.
 - LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses.

6. Size of Tract:

The subject property is 11.667 acres, which could reasonably accommodate a warehouse.

7. Other Factors:

The rezoning request is to allow for a warehousing development with enclosed storage for a manufacturing supplier of hoses, tubes, etc. There will not be any manufacturing, processing, etc. associated with this use on the subject property.