



City of San Antonio

Legislation Details (With Text)

File #: 16-2485

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/19/2016

Title: ZONING CASE #Z2016124 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.25 acres of land out of NCB 15911 located 11357 N IH 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16033)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-124 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016124
(Associated Plan Amendment #16033)

SUMMARY:

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

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: Rockport Family Partnership, Ltd.

Applicant: Rockport Family Partnership, Ltd.

Representative: Kaufman & Killen, Inc.

Location: 11357 North IH 35

Legal Description: 2.25 acres of land out of NCB 15911

Total Acreage: 2.25 acres

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Valley Forge Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned Temporary "R-1" Single Family Residential to "B-2" Business District in a 1979 case, Ordinance 51423. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

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: North

Current Base Zoning: C-2

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: C-2

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: I-1

Current Land Uses: Boat Storage Facility

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: IH 35

Existing Character: Major Highway

Proposed Changes: None

Thoroughfare: O'Connor Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: There is #21 VIA bus stop on O'Connor Road within walking distance of the subject property.

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: Auto (Parking and Storage): Parking lot does not require a minimum or maximum of vehicle spaces.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3" General Commercial Airport Hazard Overlay District

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 North Sector Plan, and is currently designated as Regional Center in the future land use component of the plan. The requested "I-1" General Industrial base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Specialized Center. Staff and Planning Commission recommend approval of land use change.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is appropriate for the subject property's location. The requested zoning district of "I-1" is also appropriate for the subject property's location.

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 rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan that focuses on maintaining and revitalizing the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

6. Size of Tract:

The subject property totals 2.25 acres in size, which should reasonably accommodate the uses permitted in "I-1" General Industrial District.

7. Other Factors:

The applicant proposes storage of recreational vehicles and boats on the subject property. The adjacent property is zoned "I-1" General Industrial District. The request to rezone the subject property will make the land uses more compatible with one another.