



City of San Antonio

Legislation Details (With Text)

File #: 18-1907

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/20/2018

Title: ZONING CASE # Z2018093 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 13, CB 5083, NCB 18225, located at 4579 North Graytown Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18025)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018093
(Associated Plan Amendment 18025)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Quest Utility Construction, Inc.

Applicant: Stephen Stokinger

Representative: Stephen Stokinger

Location: 4579 North Graytown Road

Legal Description: Lot 13, CB 5083, NCB 18225

Total Acreage: 7.2798

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio River Authority

Property Details

Property History: The subject property was annexed by the City of San Antonio in August, 2017 (Ordinance 2017-08-31-0623). The subject property was then zoned to its current uses on the same day (Ordinance 2017-08-31-0624) .

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain, but a portion of the property does fall within the Salitrillo Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1", "NP-10", "C-3"

Current Land Uses: Construction Contractor Facility

Direction: South

Current Base Zoning: "R-4, OCL

Current Land Uses: Vacant, Residential

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Construction Contractor Facility

Direction: West

Current Base Zoning: "NP-10", "R-4"

Current Land Uses: Vacant

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-10

Existing Character: Interstate Highway

Proposed Changes: None Known

Thoroughfare: North Graytown Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There is no public transportation offered within the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. Industrial uses generally requires a minimum of 1 parking space per 1,500 square feet GFA and a maximum of 1 parking space per 300 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The I-1 district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage. C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair

(sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. Neighborhood Preservation District uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units (10,000 sq. ft. minimum lot size).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within proximity to a Regional Center or a Premium Transit Corridor.

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 I-10 East Corridor Plan and is currently designated as “Industrial” and “Parks/Open Space”. The applicant has submitted a plan amendment to change all the property to “Industrial”. Staff and Planning Commission recommend Approval of the Plan Amendment.

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 “I-1” base zoning district is consistent with the current uses of the surrounding properties, as it is an expansion of the current uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Staff finds that the request is not contrary to any stated public policy objective, as the land use is consistent with the surrounding uses. The applicant is seeking an amendment to the plan for expansion of offices for current construction uses.

6. Size of Tract:

The 7.2798 acre tract is of sufficient size for the requested “I-1” base zoning district.

7. Other Factors:

None.