



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6751

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 9/17/2019

**Title:** ZONING CASE Z-2019-10700211 (Council District 3): A request for a change in zoning from “FR AHOD” Farm and Ranch Airport Hazard Overlay District and “FR” Farm and Ranch District to “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District and “I-2” Heavy Industrial District on 426.472 acres on NCB 15665, located at 15770 South US Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600061) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z-2019-10700211  
(Associated Plan Amendment Case PA-2019-11600061)

**SUMMARY:**

**Current Zoning:** “FR AHOD” Farm and Ranch Airport Hazard Overlay District and “FR” Farm and Ranch District

**Requested Zoning:** “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District and “I-2” Heavy Industrial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 17, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** SA Miers, LTC

**Applicant:** Brown & Ortiz, P.C.

**Representative:** Brown & Ortiz, P.C.

**Location:** 15770 South US Highway 281

**Legal Description:** 426.472 acres on NCB 15665

**Total Acreage:** 426.472

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 96559, dated January 5, 2003 as the current "FR" Farm and Ranch District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-6" and "C-2S"

**Current Land Uses:** Mitchell Lake Trailhead and Radio Transmission Tower

**Direction:** South

**Current Base Zoning:** "R-5"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "OCL"

**Current Land Uses:** Commercial, Residential and Vacant

**Direction:** West

**Current Base Zoning:** "FR"

**Current Land Uses:** Mitchell Lake

**Overlay and Special District Information:**

"AHOD"

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:** US Highway 281 South

**Existing Character:** Super Arterial B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 42

**Traffic Impact:** Mitigations from TIA-20180408 (Mission Del Lago MDP) apply land use varies from TIA on file. Additional information will be required at platting or building permit.

**Parking Information:** The minimum parking requirement for most industrial uses is 1 space for every 1,500 square feet.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “FR” Farm and Ranch District provides areas for agricultural operations and natural resource industries. These districts are composed primarily of large tracts of land that are vacant or in agricultural uses and may contain a minimal number of dwellings and accessory structures.

**Proposed:** The proposed “I-2” Heavy Industrial District accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**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, pending Plan Amendment.

**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 “Country Tier” in the future land use component of the plan. The requested “I-2” base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to change the future land use to “Specialized Center”. Staff and Planning Commission recommend Approval.

**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. Typically industrial is not encouraged near residential uses, however the required buffers provided adequate spacing and boundaries between uses. Plan supports buffers and transition zones between industrial and other uses.

**3. Suitability as Presently Zoned:**

The current “FR” Farm and Ranch District is an appropriate zoning for the property and surrounding area. The proposed “I-2” will bring targeted industry to the area.

**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:

- LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses
- Strategies ED-2.1 Support workforce development programs for targeted industries
- Goal ED-6 Market Heritage South as a business friendly environment

**6. Size of Tract:**

The subject property is 426.472 acres, which could reasonably accommodate industrial uses.

**7. Other Factors:**

The buffer yard required between the existing “NP-10” and “R-6” and the proposed “I-2” is 40 feet on the northern portion of the lot. The same buffer yard is required to the South between the existing “R-5” and the proposed “I-2”.

If this zoning request includes the intention to demolish buildings, in accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.