



City of San Antonio

Legislation Details (With Text)

File #: 20-4359

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/4/2020

Title: ZONING CASE Z-2020-10700147 S (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Motor Vehicle Sales on Lot 6, Block 1, CB 4005A, located at 2455 Walsh Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT: Zoning Case Z2020-10700147 S

SUMMARY:

Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Requested Zoning: "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: WGI, Inc.

Applicant: WGI, Inc.

Representative: WGI, Inc.

Location: 2455 Walsh Road

Legal Description: Lot 6, Block 1, CB 4005A

Total Acreage: 0.50 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city by Ordinance 96559, dated January 5, 2003 and was originally zoned "DR" Development Reserve District. The property was rezoned to "MI-1" Mixed Light Industrial District by Ordinance 98449, dated December 4, 2003.

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: "MI-1"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "MI-1," "MI-2" and "MI-2 S"

Current Land Uses: Trucking business, vacant

Direction: South

Current Base Zoning: "MI-1"

Current Land Uses: Cropland

Direction: West

Current Base Zoning: "MI-1"

Current Land Uses: Air conditioning business, auto sales, scrapyard

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: Walsh Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes 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: The minimum parking requirement for motor vehicle sales 1 space per 500 square feet of gross floor area of sales and service building.

ISSUE: None.

ALTERNATIVES:

Current: The current “MI-1” Mixed Light Industrial District is established to encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

Proposed: The proposed “MI-1” Mixed Light Industrial District is established to encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems. The “S” would allow for consideration of motor vehicle sales.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a 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.” The requested “MI-1” is consistent with the future land use designation.

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 surrounding properties are zoned “MI-1.”

3. Suitability as Presently Zoned:

The current "MI-1 AHOD" Mixed Light Industrial District is an appropriate zoning for the property and surrounding area. The rezoning request maintains the base “MI-1” district and the “S” allows for consideration of Motor Vehicle Sales.

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

Goal ED-6.3- Promote low impact industry, high and biotechnologies, and international Trade

Goal LU-1- Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability

6. Size of Tract:

The subject property is 0.50 acres, which could reasonably accommodate motor vehicle sales.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.