



City of San Antonio

Legislation Details (With Text)

File #: 17-4844
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/5/2017
Title: ZONING CASE # Z2017233 (Council District 10): A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on 0.587 acres out of NCB 15911, located in the 11900 Block of O'Connor Road. Staff recommends Approval.
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: 10

SUBJECT:
Zoning Case Z2017233

SUMMARY:
Current Zoning: "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 5, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Rockport Family Partnership, LTD

Applicant: GFR Development Services

Representative: GFR Development Services

Location: 11900 Block of O'Connor Road

Legal Description: 0.587 acres out of NCB 15911

Total Acreage: 0.587

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into City of San Antonio City Limits on September 24, 1964, established by Ordinance 32615, and zoned "Temporary R-1" Temporary Single Family Residential District. The zoning changed to the current "I-1" Light Industry District on September 18, 1975, established by Ordinance 45731. The current "I-1" General Industrial District resulted from the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within a Mandatory Detention Area and is within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1 (across O'Connor Road)

Current Land Uses: Gas Station

Direction: East

Current Base Zoning: C-3 (across O'Connor Road)

Current Land Uses: Texas Health and Human Services Commission

Direction: South

Current Base Zoning: I-1 (across Britney Circle)

Current Land Uses: Fast Food Restaurant, Vacant Lot

Direction: West

Current Base Zoning: I-1

Current Land Uses: Storage Facility, Vacant Lot

Overlay and Special District Information:

The Northeast Gateway Corridor District ("IH-1") provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

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: O'Connor Road

Existing Character: Super Arterial Type A

Proposed Changes: None known

Thoroughfare: Britney Circle

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (#96736) is within a five (5)-minute walk from the subject property along Bus Route 640. It is northwest of the property on the corner of O'Connor Road and Independence Avenue.

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

Parking Information: The "C-3" base zoning district has parking requirements and the amount of parking is dependent upon the land use.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current "I-1" General Industrial 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 are as follows: 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is not located within 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 North Sector Plan and is currently designated as "Regional Commercial" in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed zoning would be considered a “down-zoning” from the current industrial. Commercial zoning is less intense than the current industrial, and does not seem likely to impact the neighboring lands adversely.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is appropriate for the surrounding area. There is currently industrial zoning in the vicinity, however by rezoning to commercial it is better aligned with the land use plan and will perhaps spur revitalization of the area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The lot is currently vacant, but was recently replatted to include the new thoroughfare, Britney Circle.

5. Public Policy:

The request does not appear to conflict with any public policy objective since it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property is 0.587 acres and is of sufficient size to accommodate a commercial development. It is also on the corner of O’Connor Road and Britney Circle so a commercial development along the O’Connor Corridor is appropriate.

7. Other Factors:

None.