



City of San Antonio

Agenda Memorandum

File Number: 16-1024

Agenda Item Number: Z-13.

Agenda Date: 2/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015250

(Associated Plan Amendment PA15066)

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "MH AHOD" Manufactured Home Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2015

Case Manager: Kristin Flores, Planner

Property Owner: Indian Homes, Ltd.

Applicant: Indian Homes, Ltd.

Representative: Kaufman & Killen, Inc (Ashley Farrimond)

Location: Generally located in the 3200 & 3300 block of Goliad Road

Legal Description: Lot 6, Block 5, NCB 10879

Total Acreage: 36.69

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None.

Planning Team: None.
Applicable Agencies: None.

Property Details

Property History: The adoption of Ordinance 47772, dated March 17, 1977, rezoned the subject property from the previous “B” Residential District to “I-2” Heavy Industrial District. Following this rezoning change, Ordinance 90276, dated August 12, 1999, rezoned the southern 18.635 acres of the property from “I-2” Heavy Industrial District to “R-4” Manufactured Homes Residence District. The current “MH” base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code established by Ordinance 93881, dated May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: C-3
Current Land Uses: Lowe’s Home Improvement

Direction: East
Current Base Zoning: ROW
Current Land Uses: Interstate 37

Direction: South
Current Base Zoning: MH
Current Land Uses: Manufactured Home Community

Direction: West
Current Base Zoning: MR
Current Land Uses: Brooks City Base, Vacant

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Goliad Road
Existing Character: Collector, 1 lane in each direction
Proposed Changes: None.

Public Transit: The nearest VIA bus lines 20 and 34 operate along Goliad and City Base Landing.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required.

Parking Information: As parking is contingent upon use the minimum spaces required will be determined after a use is established.

ISSUE:
None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining its current “I-2” Heavy Industrial and “MH” Manufactured Home base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends and Zoning Commission (8-0) recommend 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 Stinson Airport Vicinity Neighborhood Community Plan and designated “Community Commercial” in the future land use plan. The requested “C-3” General Commercial base zoning district is not consistent with the plan. The applicant has requested a Plan Amendment to change the current “Community Commercial” land use classification to “Regional Commercial” to fit the requested zoning. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse effects on neighboring lands.

3. Suitability as Presently Zoned:

The existing “I-2” Heavy Industrial District is not consistent with the surrounding properties. The “MH” Manufactured Home District is consistent with the surrounding properties.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the neighboring lands.

5. Public Policy:

The request does not appear to be in conflict with any public policy objective.

6. Size of Tract:

The 36.69 acre site is of sufficient size to accommodate development.

7. Other Factors:

None.