



City of San Antonio

Agenda Memorandum

File Number: 16-5576

Agenda Item Number: Z-3.

Agenda Date: 12/1/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016206

(Associated Plan Amendment 16059)

SUMMARY:

Current Zoning: "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District

Requested Zoning: "I-1" General Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016. This case is continued from the August 16, 2016 and September 20, 2016 hearings.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: HEB Grocery Company

Applicant: Todd Piland, Exec. V.P. HEB Grocery

Representative: Trey Jacobson

Location: 1054 SE Loop 410

Legal Description: 16.055 acres out of NCB 12886

Total Acreage: 16.055

Notices Mailed

Owners of Property within 200 feet: 8

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 in 1986 and was previously zoned “Temporary A” Single-Family Residence District. In a 1989 City-initiated large-area case, the property was split-zoned “R-A” Residence - Agriculture District, “B-3NA” Business Non-Alcoholic Sales District and “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “NP-10” Neighborhood Preservation District, “C-3NA” General Commercial Non-Alcoholic Sales District and “I-1” General Industrial District, respectively.

Topography: There is no significant slope or floodplain on the property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA, I-1

Current Land Uses: Equipment and Engine Repair Company

Direction: South

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

Current Land Uses: Equipment Company and Vacant Land

Direction: East

Current Base Zoning: NP-10

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: None

Current Land Uses: Freeway

Overlay and Special District Information: None

Transportation

Thoroughfare: SE Loop 410

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are no nearby VIA bus stops near 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The property is currently vacant and parking requirements will be determined at the time of building permitting.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 property is located within the Eastern Triangle Community Plan and is designated as Urban Living in the future land use component of the Plan. The owner of the property proposes to develop the property with industrial uses. The requested zoning of “I-1” Industrial District is not consistent with the current future land use classification. The applicant has applied for a plan amendment to change the future land use classification to “Industrial.” Staff recommends Approval. Planning Commission continued the hearing until September 14, 2016.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The property consists of three different zoning designations. The applicant is requesting the “I-1” zoning district which will allow the property to be developed in character with the surrounding character of the area.

4. Health, Safety and Welfare:

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed Plan Amendment and proposed zoning change request follow the current pattern of development in the surrounding area and support the goals of the Eastern Triangle Community Plan to expand and build thriving commercial corridors.

6. Size of Tract:

The 16.055 acre site is of sufficient size to accommodate the proposed use.

7. Other Factors:

None.