



City of San Antonio

Agenda Memorandum

File Number: 13-1169

Agenda Item Number: Z-16.

Agenda Date: 12/19/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Zoning Case Z2014015

SUMMARY:

Current Zoning: "MH AHOD" Manufactured Housing Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2013

Case Manager: Trenton Robertson, Planner

Property Owner: The Estates of Catherine & Thomas Garrett (by William Rutledge Garrett, Independent Executor)

Applicant: Ralph E. Mullins

Representative: Andrew C. Guerrero

Location: A portion of the 11600 Block of Crosswinds Way

Legal Description: Lot 30, Block 1, NCB 15911

Total Acreage: 5.87

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: 41-North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “R-1” Single Family Residence District. In a 1985 case, the property was rezoned to “R-4” Manufactured Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MH” Manufactured Housing District. The property was platted into its current configuration in 2002 (volume 9555, page 172 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: The subject property slopes to the southwest, but is not located within a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “MH”

Current Land Uses: Mobile Home Park

Direction: West and South

Current Base Zoning: “I-1”

Current Land Uses: Parking lot, business parks and drainage right-of-way

Direction: East

Current Base Zoning: “C-3” and “C-2”

Current Land Uses: Vacant land

Overlay and Special District Information: 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: Wurzbach Parkway

Existing Character: Super Arterial Type A 200’-250’; three lanes in each direction with partial sidewalks and designated turning lanes

Proposed Changes: None known

Thoroughfare: Crosswinds Way and O’Connor Road

Existing Character: Secondary Arterial Type A 86’; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 640 operates along Wurzbach Parkway north of the subject property.

Traffic Impact: A TIA report 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 and size of use. The zoning application refers to a proposed carpentry shop.

Cabinet or Carpenter Shop - Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 300 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current manufactured housing zoning designation; prohibiting the proposed carpentry shop.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0-1) recommend approval pending the 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 North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested "I-1" General Industrial District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Specialized Center. The Specialized Center designation is meant to accommodate heavy industrial development located near arterial roads. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The abutting properties are zoned for and developed as industrial and business park uses.

3. Suitability as Presently Zoned:

The current "MH" zoning district is not appropriate for the subject property. Although a mobile home park exists at the northwest corner of Wurzbach Parkway and O'Connor Road, the subject property and abutting properties are located in an existing industrial node. Residential development on the subject property is not likely due to the abutting uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Should the requested plan amendment be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 5.87 acres in size, which should be able to reasonably accommodate the uses permitted in the "I-1" district as well as the required parking.

7. Other Factors:

None.