



City of San Antonio

Agenda Memorandum

File Number: 18-2259

Agenda Item Number: 25.

Agenda Date: 3/6/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018108

(Associated Plan Amendment 18031)

SUMMARY:

Current Zoning: “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District

Requested Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Angela Cardona, Planner

Property Owner: II Southfork Development, Ltd.

Applicant: Roy White

Representative: Brown & Ortiz

Location: Generally Located at 999 E IH 10

Legal Description: 9.5 acres out of NCB 18225 and CB 5083

Total Acreage: 9.5

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property was annexed by the City of San Antonio in August, 2017 (Ordinance 2017-08-31-0623). The subject property was then zoned to its current uses on the same day (Ordinance 2017-08-31-0624) .

Topography: The property does not include any abnormal physical features such as slope but a portion of the property is surrounded by the 100 year flood plain and the Salitrillo Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "OCL"

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: "C-2" and "NP-10"

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: "C-2", "NP-10" and "MXD"

Current Land Uses: Vacant Lot

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: IH-10

Existing Character: Interstate Highway

Proposed Changes: None Known

Thoroughfare: North Graytown Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance of the subject property.

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

Parking Information: Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. “C-2” base zoning districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. “NP-10” Neighborhood Preservation Districts are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units (15,000 sq. ft. minimum lot size).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject Property is not within a Regional Center or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 I-10 east Corridor Land Use Plan and is currently designated as “Parks and Open Space” and “Urban Living”. The existing “C-2” base zoning district is inconsistent with the future land use plan. The applicant is requesting to amend the plan to “Community Commercial” to allow for an additional “C-2” uses. Staff and Planning Commission recommend Approval of the amendment.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is consistent with the current uses of the surrounding properties to the East and West as they are located along the I-10 corridor that allows for easy access to commercial uses. The zoning request will be an expansion to the current commercial zoning.

4. Health, Safety and Welfare:

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

5. Public Policy:

Staff finds that the request is not contrary to any stated public policy objective, as the land use is consistent with the surrounding properties to the East and to the West and will offer a buffer between the existing industrial development and the residentially zoned properties.

6. Size of Tract:

The 9.55 acre tract is a sufficient size for the requested “C-2” base zoning district.

7. Other Factors:

None.