



City of San Antonio

Agenda Memorandum

File Number: 18-2633

Agenda Item Number: Z-17.

Agenda Date: 4/19/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2018124

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 20, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Inelda Garza Hazelwood

Applicant: Abel Torres

Representative: Charles Hazelwood

Location: 9906 Iota Drive

Legal Description: The Northwest 409.56 feet of Lot 10, Block 1, NCB 16862

Total Acreage: 1.83

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Steeple Chase Condominium Homeowners Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on December 26, 1972 (Ordinance 41430) and was zoned “I-1” Light Industry District. The property remains “I-1”.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”

Current Land Uses: Construction Warehouse, Industrial Park

Direction: South

Current Base Zoning: “C-2” and “MF-33”

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “I-1” and “MF-33”

Current Land Uses: Industrial Park and Apartments

Direction: West

Current Base Zoning: “I-1” and “I-2”

Current Land Uses: Auto-Brokers and Parking Lot

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Nacodoches Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known.

Thoroughfare: Iota Drive

Existing Character: Local Street

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route is the #10 and #14 and are less than a half mile in distance of the subject property.

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: Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. 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: 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 does not fall within proximity to a Regional Center and is not within proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

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 San Antonio International Airport Vicinity Plan and is currently designated as “Light Industrial”. The request for “C-3” base zoning district is consistent with the adopted future land use plan and compatible with adjoining uses.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on neighboring lands in relation to this zoning change because the request is an ancillary use to the existing industrial uses in the surrounding area.

3. Suitability as Presently Zoned:

The current “I-1” base zoning is appropriate for the area, as the surrounding uses are generally industrial. The request for the “C-3” zoning will allow for an addition and expansion of commercial uses to the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective as the request for “C-3” is consistent with the surrounding land uses.

6. Size of Tract:

The subject property totals 1.83 acres size, which should reasonably accommodate uses permitted in “C-3” Commercial.

7. Other Factors:

None.

