



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-7506

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**Agenda Item Number:** Z-25.

**Agenda Date:** 12/5/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z-2019-10700146

**SUMMARY:**

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

**Requested Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 1, 2019. This case is continued from the September 3, 2019 and September 17, 2019 zoning hearing.

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Kevin Estajlou

**Applicant:** Kevin Estajlou

**Representative:** Kevin Estajlou

**Location:** 9010 Tesoro

**Legal Description:** Lot 14, Block 4, NCB 12574

**Total Acreage:** 0.373 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Aviation Department

## **Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115 dated September 25, 1952. The property was rezoned from "A" Temporary to "J" Commercial in 1955, according to Ordinance 21665. Property was then converted to "I-1" General Industrial in 2001 with the adoption of the 2001 UDC.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "I-1", "O-2"

**Current Land Uses:** Office Tower

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Office Building

**Direction:** South

**Current Base Zoning:** "MF-25"

**Current Land Uses:** Multifamily

## **Overlay and Special District Information:**

"AHOD"

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:** Tesoro

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 9

**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:** The parking minimum for an Auto Sales Lot is 1 space per 500 square feet of sales building.

## **ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The “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.

**Proposed:** The “L” Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is part of the Greater Airport Area Regional Center and is within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion.

**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 San Antonio International Airport Vicinity Plan and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “L” base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “I-1” zoning is appropriate for the property and surrounding area. The proposed “L” would also appropriate zoning for this size of parcel with this access to roads.

**4. Health, Safety and Welfare:**

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

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Plan:

Objective 2.1 Upgrade and enhance air front commercial and business park property that is declined, is currently vacant, or is underutilized.

Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure

contours.

**6. Size of Tract:**

The subject property is 0.373 acres, which could reasonably accommodate light industrial uses.

**7. Other Factors:**

None.