



City of San Antonio

Agenda Memorandum

File Number: 14-1284

Agenda Item Number: Z-5.

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014151

SUMMARY:

Current Zoning: "I-2" Heavy Industrial District and "R-5" Residential Single-Family District

Requested Zoning: "I-2" Heavy Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: ExxonMobil Oil Corporation (by William Wright, Commercial Portfolio Manager)

Applicant: Martin & Drought, P.C. (c/o Ryan Sweeney)

Representative: Ryan Sweeney

Location: 242 North W.W. White Road

Legal Description: 14.383 acres out of Tract 7 (also known as Lot 7), NCB 10613

Total Acreage: 14.383

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: Arena District/Eastside Community Plan - 22

Applicable Agencies: None

Property Details

Property History: The portion of the site fronting along North WW White was annexed in 1952 and the remainder was annexed in 1957. The property was originally zoned “A” Single-Family Residence District and “LL” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-5” Residential Single-Family District and “I-2” Heavy Industrial District.

The subject property is currently developed with a warehouse measuring 13,000 square feet. According to the Bexar County Appraisal District, the structure was built in 1940.

The applicant is requesting a zoning change in order to bring the existing trucking terminal into compliance.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-2”

Current Land Uses: Hardware Supply, Auto Repair and a Single-Family Residence

Direction: South

Current Base Zoning: “I-2”, “I-1” and “R-5”

Current Land Uses: Vacant Land, Tire Sales, Single-Family Residences, Warehouse and Wholesale Plants, Seeds and Equipment

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Railroad Right-of-way and Vacant Land

Direction: West

Current Base Zoning: “I-2”, “I-1” and “C-2”

Current Land Uses: HEB Construction Storage, Industrial Welding Supplies, Truck Fueling Station, Restaurant and Gas Station/Convenience Store
Overlay and Special District Information: None

Transportation

Thoroughfare: North WW White

Existing Character: Primary Arterial Type A Street; 2 lanes in each direction with a center turning lane

Proposed Changes: None known

Thoroughfare: Gambler Road

Existing Character: Secondary Arterial Type B Street; 2 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 24, 222, 550 and 551 lines, which operate along North WW White Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. The rezoning application refers to a trucking terminal with outside storage and a warehouse.

Trucking Terminal - 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.

Storage - Outside (open with no screening required) - Minimum Parking Requirement: 1 space per 600 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet of GFA.

Warehousing - Minimum Parking Requirement: 1 space per 5,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing split-zoning.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-0) 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 subject property is located within the Arena District/Eastside Community Plan and is designated as Regional Commercial in the future land use component of the plan. A plan amendment has been initiated to change the land use designation on the subject property to "Heavy Industrial". 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 surrounding properties located along North WW White Road are developed with a wide range of commercial and industrial uses.

3. Suitability as Presently Zoned:

The current "I-2" base zoning district is appropriate for the subject property and surrounding properties, given the industrial uses in the area. Further, the property's location along a railroad right-of-way makes future residential development unlikely on the portion currently zoned "R-5". Staff believes the trucking terminal use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The existing “R-5” and “I-2” zoning districts are not consistent with the adopted Regional Commercial land use designation.

6. Size of Tract:

The subject property is 14.383 acres in size, which should reasonably accommodate the uses permitted in the “I-2” base zoning district and required parking.

7. Other Factors:

Goal 4.8 of the Arena District/Eastside Community Plan encourages locating heavy industrial uses in the area near Loop 410 and WW White where such land use already exists.