



City of San Antonio

Agenda Memorandum

File Number: 14-1789

Agenda Item Number: Z-4.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014162

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 03, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: Hun Woo Cho & Seung Kwan Oh

Applicant: Hun Woo Cho & Seung Kwan Oh

Representative: P.W. Christensen, PC (Patrick Christensen)

Location: 5835 and 5911 Rittiman Plaza

Legal Description: Lots 8 and 9, Block 1, NCB 16374

Total Acreage: 2.5

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan - No Planning Team

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. In a 1972 case, the property was rezoned to "R-2" Two Family Residence District and "R-3" Multi-Family Residence District. Then, in a 1983 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The property was platted into its current configuration in 2003 (volume 9557, page 178 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

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", "C-2" and "R-5"

Current Land Uses: Professional offices, church and single-family residential

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Warehouse, professional office and business park

Direction: South

Current Base Zoning: "L", "I-1", "C-3" and "R-5"

Current Land Uses: Professional office, business park and single-family residential

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-family residential

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: Rittiman Plaza, Parkwood, Colonneh Trail and Oo-Loo-Te-Ka

Existing Character: Local; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 8 operates along Rittiman Road, 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 warehouse.

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.

Office Warehouse (Flex Space) outside storage not permitted - Minimum Parking Requirement: 1 space per 2,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning, restricting future land uses to those permissible in the “C-3” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “L” Light 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 Light Industrial. The Light Industrial designation is meant to accommodate light industrial development located between commercial and general industrial uses. 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 “C-3” General Commercial zoning district is suitable for the subject property. However, the subject property is surrounded by a mix of industrial and commercial uses. The requested “L” Light Industrial zoning district is consistent with the surrounding uses and zoning districts.

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 2.5 acres in size, which should be able to reasonably accommodate the uses permitted in the “L” district, as well as the required parking.

7. Other Factors:

None.