



City of San Antonio

Agenda Memorandum

File Number: 14-1792

Agenda Item Number: Z-11.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Zoning Case Z2014168

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: June 17, 2014

Case Manager: Ernest Brown, Planner

Property Owner: Mohammed & Elizabeth Hassan

Applicant: Jay Ingley

Representative: Avery Zepeda

Location: 5033 Callaghan Road

Legal Description: Lot 12, NCB 11635

Total Acreage: 1.001

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Ingram Hills Neighborhood Association and Thunderbird Hills Neighborhood Association

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “A” Single Family Residence District. In 1968 the property were rezoned to “I-1” Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “I-1 AHOD” General Industrial Airport Hazard Overlay District. The subject property is currently platted lots (v.9518/p.192) that are developed with an automotive garage with storage warehouse and three 30,000 gallon petroleum tanks. The structures are measuring approximate 15,237 square feet that was constructed in 1988.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Outside City Limits

Current Land Uses: Commercial

Direction: East and West

Current Base Zoning: “I-1”

Current Land Uses: Mini Storage, and Landscaping Material

Direction: South

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Retail, Offices, Mechanic Shops, Repair shops

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: Callaghan Road

Existing Character: Secondary Arterial, Type A, two lanes in each direction with center turn lane and sidewalks on both sides

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity of the subject property.

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: Off-street vehicle parking requirements typically are determined by the type of use and building size.

Auto and Light Truck Repair;

Truck Repair and Maintenance:

Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay; Maximum allowance: 1 space

per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay.

Warehouse/Storage:

Minimum requirement: 1 space per 5000 square feet of Gross Floor Area (GFA).

Maximum allowance: 1 space per 375 square feet of Gross Floor Area (GFA).

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current industrial zoning, restricting future land uses to those permissible in the “I-1” zoning district.

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 West/Southwest Sector Plan and is designated as General Urban Tier in the future land use component of the plan. The applicant has requested a plan amendment to Agribusiness Tier. Staff and Planning Commission have recommended approval of the requested change.

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 area around the property is a mix of light industrial and commercial uses.

3. Suitability as Presently Zoned:

The current “I-1” zoning district is not consistent with the adopted future land use plan. The requested “L” zoning district is consistent with the proposed plan amendment; and the property’s location along Callaghan Road, a Secondary Arterial, Type A Street, is appropriate for light industrial and intense commercial uses.

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 plan amendment request be approved, the request should not conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.001 acres in size, and is currently accommodating the uses permitted in the “I-1” base zoning district and required parking.

7. Other Factors:

None.