



City of San Antonio

Agenda Memorandum

File Number: 14-2769

Agenda Item Number: Z-4.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014259 S

SUMMARY:

Current Zoning: "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal

Requested Zoning: "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 21, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: Flint Hills Resources Corpus Christi, LLC

Applicant: Randy Lenz

Representative: Brown & Ortiz, P. C. (James McKnight)

Location: 498 Pop Gunn Drive

Legal Description: Lot 25, NCB 12867

Total Acreage: 24.94

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Huntleigh Park Resident Association; Eastgate

Neighborhood Association

Planning Team: Eastern Triangle Community Plan-23

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1957 and was originally zoned “Temp R-1” Temporary Residence District. In a 1987 case, the property was rezoned to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the “I-1” General Industrial District. In a 2008 case, the property was rezoned to “I-2 S” Heavy Industrial District and a site plan for the property was adopted as part of the ordinance. The lot was platted into its current configuration in 1989 (volume 9520, page 63 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with an industrial structure that was built in 1989, according to the Bexar County Appraisal District.

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: “R-5” and “I-1”

Current Land Uses: Vacant, Machinery Shop and Office Warehouse

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “R-5” and “I-1”

Current Land Uses: CPS Training Center

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: East Houston Street

Existing Character: Secondary Arterial Type A 86’; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Pop Gunn Drive

Existing Character: Minor; one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: There are no public transit lines located within the immediate 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 are typically determined by the type and size of use. The zoning application refers to the existing Bulk Plant or Terminal.

Bulk Plant or Terminal - Minimum Parking Requirement: N/A; Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current high-heavy industrial zoning; the subject property would not be able to expand the current use and change their site plan, but rather maintain its current size and prevent any future growth on site.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (10-0) recommend approval.

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 Eastern Triangle Community Plan and is currently designated as Industrial in the land use component of the plan. The requested "I-2" base zoning district is consistent with the adopted land use designation.

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 uses.

3. Suitability as Presently Zoned:

There is no change in the current and proposed zoning districts. The purpose of the zoning change request is to amend the existing site plan and to allow additional structures to be constructed on the site. The request is appropriate and will not alter the overall development pattern on the site or in the general 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 24.94 acre site is of sufficient size to accommodate the proposed expansion of the existing Bulk Plant or Terminal. A zoning change request for a Specific Use Authorization requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

7. Other Factors:

Specific Use Authorizations are meant to allow those uses which are generally compatible with the land uses

permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

In a 2008 zoning case, a site plan was approved as part of the ordinance. The applicant has requested to add additional structures to the subject property, which classifies as a major amendment. In accordance with section 35-423(g)(2) of the UDC, all major amendments are required to go through the zoning process in order to be approved.