



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-3133

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**Agenda Item Number:** Z-16.

**Agenda Date:** 5/21/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2015148

**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:** April 21, 2015.

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Prsall, LLC

**Applicant:** Prsall, LLC

**Representative:** Patrick W. Christensen

**Location:** 1900 Block of Gulfmart Drive

**Legal Description:** Lot 42, NCB 12100

**Total Acreage:** 2.235

**Notices Mailed**

**Owners of Property within 200 feet:** 10

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

**Planning Team:** San Antonio International Airport Vicinity Land Use Plan

**Applicable Agencies:** San Antonio Aviation Department

## **Property Details**

### **Property History:**

The subject property was annexed by the City of San Antonio in 1956 and was originally zoned "J" Commercial District. Upon adoption of the 1965 Unified Development Code, the property converted to "I-1" General Industrial. A 2006 zoning case changed the zoning to the current "C-3 AHOD" General Commercial District. The property is currently vacant.

### **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

**Current Land Uses:** Moving Services Facility

**Direction:** East

**Current Base Zoning:** C-3, I-1

**Current Land Uses:** Hotel and Apartments

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Storage Facility

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Building Materials Warehouse

## **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:** Gulfmart Drive

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** Aero Street

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

## **Public Transit:**

VIA bus route 34-South St. Mary's Street stops at Roosevelt Avenue and School Street located one block east.

## **Traffic Impact:**

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

**Parking Information:**

Warehousing - Minimum Parking Requirement: 1 per 5,000 sq. ft. Gross Floor Area; Maximum Parking Requirement: 1 per 350 sq. ft. Gross Floor Area.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff an Zoning Commission (8-0) 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 San Antonio International Airport Vicinity Land Use Plan and is identified as Light Industrial in the future land use component of the plan. The “L” Light Industrial District is consistent with the adopted land use designation.

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

Granting of the "L" Light Industrial District will not likely have an adverse impact on the neighboring lands.

**3. Suitability as Presently Zoned:**

The subject property’s current zoning designation is suitable.

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

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 2.235 acres in size, which should reasonably accommodate the uses permitted in the “L” Light Industrial District.

**7. Other Factors:**

None.