City of San Antonio

Legislation Details (With Text)

File #:	15-5670
Type:	Zoning Case
	In control: City Council A Session
On agenda:	11/19/2015
Title:	ZONING CASE # Z2015304 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.286 acres of land and "BP AHOD" Business Park Airport Hazard Overlay District on 46.148 acres of land on Lots P-9, P-9A, P-9C, P-2, P-10, P-2A, P-1, P-3F, P-3G, NCB 17983 located at 2694 Foster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 15087)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2015-304 Location Map, 2. Z2015304 Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2015-11-19-0987

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2015304
(Associated Plan Amendment 15087)

SUMMARY:
Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.286 acres of land and "BP AHOD" Business Park Airport Hazard Overlay District on 46.148 acres of land on Lots P-9, P-9A, P-9C, P-2, P-10, P-2A, P-1, P-3F, P-3G, NCB 17983

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 20, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: MFP Foster Ranch, LP

Applicant: McCombs Family Partners, Ltd.

Representative: Brown & Ortiz, PC

Location: 2600 Block of North Foster Road

Legal Description: Approximately 53.434 acres of land out of NCB 17983

Total Acreage: 53.434

Notices Mailed
Owners of Property within 200 feet: 21
Registered Neighborhood Associations within 200 feet: None
Planning Team: IH-10 East Corridor Perimeter Team - 29
Applicable Agencies: None

Property Details
Property History: The subject property was annexed into the City Limits on 12/30/1985 and was originally zoned "B-3" Business District and "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District and "I-1" General Industrial District.

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

Adjacent Base Zoning and Land Uses
Direction: West, North
Current Base Zoning: OCL, C-3, & I-1
Current Land Uses: Vacant Land, Restaurants, Gas Station with Truck Service, OCL

Direction: East, South
Current Base Zoning: OCL, C-3, C-3R, C2, I-2, NP-10, & I-1
Current Land Uses: Vacant Land, Waste Business.

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: Interstate Highway 10
Existing Character: Freeway 250' 500'
Proposed Changes: None known

Thoroughfare: North Forest Road
Existing Character: Secondary Arterial Type A 86'
Proposed Changes: None known

Public Transit: No VIA transit routes nearby the subject property.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Business Park with several uses. Refer to Table 526-3b parking in Nonresidential Use Districts for parking requirements.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend Approval, pending 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 IH-10 East Corridor Perimeter Plan and is currently designated as Low Density Residential and Community Commercial. The requested "BP" and "C-3" base zoning district is not consistence with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to "Business Park." Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:
The proposed rezoning to "C-3" and "BP" base zoning districts is appropriate for the subject property. The subject property location along Interstate Highway 10, a major transportation corridor, together with its close proximity to existing industrial uses and interstate travelers make it appropriate for the "BP" and "C-3" base zoning districts. The development of the subject property with these zoning districts will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

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 subject property is 53.434 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.