



City of San Antonio

Legislation Details (With Text)

File #: 16-2786
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/3/2016
Title: ZONING CASE # Z2016153 (Council District 4): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 1, NCB 13965, located at 4802 Morey Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016153 CCR, 2. Z2016-153 LOCATION MAP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2016153

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: May 3, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: City of San Antonio

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 4802 Morey Road

Legal Description: Lot 1, NCB 13965

Total Acreage: 1.4998

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on January 20, 1966 (Ordinance # 33954). According to available records, the property was originally zoned "R-A" Residence Agricultural based on the 1965 zoning districts. On April 19, 1973, the subject property was rezoned from "R-A" to "I-1" Light Industrial District (Ordinance # 42113). Upon the adoption of the 2001 Unified Development Code, "I-1" base zoning has been converted to "I-1" General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Vacant

Direction: East

Current Base Zoning: I-1, NP-10

Current Land Uses: Vacant

Direction: South

Current Base Zoning: I-1, OCL

Current Land Uses: Vacant, Lackland AFB

Direction: West

Current Base Zoning: I-1

Current Land Uses: Vacant

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: Morey Road

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Growdon Road

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is no VIA Bus Route located near 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:

Auto and Light Truck Repair. Minimum Vehicle Spaces: 1 per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay. Maximum Vehicle Spaces: 1 per 375 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “I-1” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 Heritage South Sector Plan and is designated as Agribusiness/RIMSE Tier. The requested zoning is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is appropriate for the subject property. However, the requested “L” is also a suitable use. The property currently has a vacant structure which is intended for commercial or industrial uses. The applicant has requested “L” zoning will allow the property to be used as an automotive repair shop, which is not permitted under the “I-1” zoning designation. The requested zoning and use are compatible with the surrounding properties, as they are currently vacant. Furthermore, the requested “L” zoning designation is a down-zone from the more intense “I-1” and is more restrictive in permitted 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:

The request does not appear to conflict with any public policy objective. The requested land use adheres to the Heritage South Sector Plan by encouraging land uses that are compatible with neighboring properties.

6. Size of Tract:

The subject property is 1.4998 acres in size, which accommodates the proposed development for auto and light

truck repair.

7. Other Factors:

The City of San Antonio is initiating this rezoning as per the City Council Resolution approved by City Council on February 10, 2016 for the development and improvement of the subject property as an auto repair shop.