



City of San Antonio

Legislation Details (With Text)

File #: 16-5455
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/18/2016
Title: ZONING CASE # Z2016253 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16073)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016253 Location Map

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016253
(Associated Plan Amendment 16073)

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres out of NCB 16587

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016. This case was postponed from October 4, 2016.

Case Manager: Erica Greene, Planner

Property Owner: Santikos Nacogdoches East, LLC

Applicant: IGX LaMurphy, LLC

Representative: Kaufmen & Killen, Inc.

Location: 7000 Block of Loop 1604 East

Legal Description: 18.907 acres out of NCB 16587

Total Acreage: 18.907

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1975 case, Ordinance #44936 zoned the subject property as "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

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: I-1, C-3, C-3

Current Land Uses: Vacant Lot, Office Building, Vacant Lot

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

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: Nacogdoches Road

Existing Character: Major Arterial

Proposed Changes: None

Thoroughfare: East Loop 1604

Existing Character: Major Highway

Proposed Changes: None

Public Transit: The nearest VIA bus routes is #14 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: The proposed zoning change will not change the parking requirement of the current uses.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3 AHOD" General Commercial Airport Hazard Overlay.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "L" Light Industrial base zoning district and "I-1" General Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to Specialized Center. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-3" base zoning districts are appropriate for the subject property's location. The requested zoning district of "'L" and "I-1" is also appropriate for the subject property's location.

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 rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan pursuing development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner.

6. Size of Tract:

The subject property totals 18.907 acres in size, which should reasonably accommodate the uses permitted in "L" Light Industrial District and "I-1" General Industrial District.

7. Other Factors:

The subject property is undeveloped. The proposed use for the property is to allow for industrial uses. The request to rezone the subject property will make the land uses more compatible with one another.