



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-6133

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/19/2017

**Title:** ZONING CASE # Z2017004 (Council District 4): An Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 0.153 acres out of CB 4005, located at 11230 State Highway 16 South. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Z2017004 Minutes, 3. Ordinance 2017-01-19-0040

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z2017004

**SUMMARY:**

**Current Zoning:** "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

**Requested Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 6, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Memitos Autoparts , LLC.

**Applicant:** Rosa I. Rodriguez

**Representative:** Rosa I. Rodriguez

**Location:** 11230 State Highway 16 South

**Legal Description:** 0.153 acres out of CB 4005

**Total Acreage:** 0.153

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**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 following the adoption of Ordinance 96558 and was zoned "DR" Development Reserve. A 2003 case, Ordinance #98503 rezoned the subject property as "MI-1" Mixed Light Industrial 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:** MI-1

**Current Land Uses:** Baseball Field

**Direction:** West

**Current Base Zoning:** ROW

**Current Land Uses:** Poteet Jourdanton Freeway

**Direction:** South

**Current Base Zoning:** MI-1

**Current Land Uses:** Maldonado Trucking

**Direction:** East

**Current Base Zoning:** MI-1

**Current Land Uses:** River City Auto Parts

**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:** HWY 16 South

**Existing Character:** Primary Arterial with Frontage Road

**Proposed Changes:** None

**Public Transit:** There is not a VIA bus route within walking distance 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:** Auto: Auto and Vehicle Sales require the minimum of 1 per 500 sf GFA of sales and service building and a maximum of 375 sf GFA of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission recommends Approval (8-0).

**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 currently designated as Agribusiness Tier in the future land use component of the plan. The requested "L" Light Industrial base zoning district is consistent with the future land use designation.

**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 "MI-1" base zoning districts are appropriate for the subject property's location. The requested zoning district of "L" 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 Heritage South Plan as it markets Heritage South as a business friendly environment by creating a brand for Heritage South building on the vision for the area.

**6. Size of Tract:**

The subject property totals 0.153 acres in size, which should reasonably accommodate the uses permitted in "L" Light Industrial District.

**7. Other Factors:**

The applicant proposes a car lot on the subject property. The surrounding properties to the south and east of the subject property are commercial uses that will not alter the characteristics of the area. The request to rezone the subject property will make the land uses more compatible with one another.