



City of San Antonio

Legislation Details (With Text)

File #: 17-4517
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/15/2017
Title: ZONING CASE # Z2017204 (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 9, Block 1, CB 4005C and 12.528 acres out of CB 4005, located at 11150 Applewhite Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2017204

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

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 15, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Eclipse renewables, LLC

Applicant: Houston Copart Salvage Auto Auctions LTD Partnership

Representative: Brown & Ortiz, P.C.

Location: 11150 Applewhite Road

Legal Description: Lot 9, Block 1, CB 4005C and 12.528 acres out of CB 4005

Total Acreage: 36.619

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation, Lackland, Department of Planning and Community Development

Property Details

Property History: The Subject Property was annexed into the City of San Antonio in 2003 and was zoned "MI-1" Mixed Light Industrial District, which was established by Ordinance 98228.

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: R-4, MF-33, UD, MI-1

Current Land Uses: CoPart Auto Auctions, Vacant Lots, Residences

Direction: East

Current Base Zoning: MI-1 S

Current Land Uses: Insurance Auto Auctions

Direction: South

Current Base Zoning: MI-1

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: MI-1

Current Land Uses: Bexar County Adult Probation, Mobile Homes, Pick N Pull, Inc

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: Applewhite Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance from the subject property.

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

Parking Information: Auto Vehicle Sales- Minimum vehicle spaces: 1 per 500 sf GFA of sales and service building. Minimum vehicle spaces: 1 per 375 sf GFA of sales and service building. Short Term Storage- Minimum vehicle spaces: N/A. Maximum vehicle spaces: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is within close proximity to the Zarzamora Premium Transit Corridor buffer.

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 currently designated as “Agribusiness/RIMSE Tier” in the future land use component of the plan. The requested “I-1” General 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. The applicant proposes to use the property to expand the existing CoPart Auto Auctions business located adjacent to the subject property. Operations would include short term storage, and online auction and sale of vehicles, trailers, watercraft, and power sports, and construction equipment (collectively, "Assets"). All assets are liquidated intact, meaning no dismantling, draining of fluids, crushing, or sale of parts occurs at the facility. The storage warehouse currently on-site will be removed and a new facility that consists of an office building, customer parking, shipping and receiving area, and a short-term storage area will be constructed.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is appropriate for the subject property’s location. The subject property is located in an area that has a strong presence of industrial uses currently.

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 any public policy objective.

6. Size of Tract:

The subject property totals 36.619 acres in size, which reasonably accommodates the uses permitted in “I-1”

General Industrial District.

7. Other Factors:

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, an application at 11150 Applewhite no other application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The subject property is located within the Lackland Notification Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the Military was notified of the request.