



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5645

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 10/17/2017

**Title:** ZONING CASE # Z2017272 (Council District 2): A request for a change in zoning from "DR AHOD" Development Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment With Cover Charge 3 or More Days Per Week on approximately 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17081)

**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:** 2

**SUBJECT:**

Zoning Case Z2017272

(Associated Plan Amendment 17081)

**SUMMARY:**

**Current Zoning:** "DR AHOD" Development Reserve Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment With Cover Charge 3 or More Days Per Week

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 17, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Multiple Property Owners

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** The subject properties are generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516.

**Legal Description:** 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995

**Total Acreage:** 1,139

**Notices Mailed**

**Owners of Property within 200 feet:** 134

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property is currently located outside of San Antonio City Limits. The subject properties will be annexed and zoned "DR AHOD" Development Reserve Airport Hazard Overlay District when they are incorporated into the City of San Antonio on November 27, 2017 by Ordinance 2017-08-31-0624, dated August 31, 2017.

**Topography:** Some properties are included in the 100 year flood plain area.

**Overlay and Special District Information:**

"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 East

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Thoroughfare:** North Foster Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** FM 1346

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** FM 1516

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject properties.

**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:** Any future development will need to comply with parking standards established in Tables 526-3a and 526-3b.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property remaining “DR” Development Reserve District, which permits single-family uses on a minimum of a 6,000 square foot lot.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject properties are not within a ½ of a mile of a Regional Center or a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending the Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject properties are located within the IH-10 East Perimeter Plan. The requested zoning districts are not consistent with the current land use designations of “Industrial” and “Neighborhood Commercial”. The city is initiating a plan amendment request for additional land use designations of “Regional Commercial”, “Light Industrial”, and “Industrial”. Staff and Planning Commission recommend approval of the proposed plan amendment. All proposed zoning is in keeping with the existing development patterns within those areas.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The proposed zoning factored in the ability of the local street network to support growth, as well as proximity to established uses.

**3. Suitability as Presently Zoned:**

The properties will be assigned “DR” Development Reserve upon the effective date of annexation of November 27, 2017. The “DR” base zoning is a temporary zoning district and is not appropriate for the current development trends in the area.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effect on the public health, safety, or welfare in relation to the zoning proposal. The proposed zoning will help to create more organized development along Foster Road and FM 1346.

**5. Public Policy:**

As the request, pending the plan amendment, is consistent with the above-referenced IH-10 East Perimeter Plan's land use plans, the request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The proposed areas to be zoned include approximately 1,139 acres.

**7. Other Factors:**

None.