



City of San Antonio

Legislation Details (With Text)

File #: 17-6709

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/19/2017

Title: (Continued from 12/05/17) ZONING CASE # Z2018012 (Council District 5): 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 12, Lot 13, and Lot 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18005)

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: 5

SUBJECT:

Zoning Case Z2018012

(Associated Plan Amendment 18005)

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: December 19, 2017. This case is continued from the December 5, 2017 Zoning hearing.

Case Manager: Kayla Leal, Planner

Property Owner: Alicia Spindola

Applicant: Alicia Spindola

Representative: David Baylon

Location: 2203 Frio City Road

Legal Description: Lot 12, Lot 13, and Lot 14, Block 2, NCB 6680

Total Acreage: 0.5165

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the Original City Limits of San Antonio and was zoned "L" First Manufacturing District. The current "I-1" General Industrial District converted from the previous "L" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: I-1

Current Land Uses: Auto Salvage Yard, Bar, Truck Service

Direction: South

Current Base Zoning: I-2

Current Land Uses: Salvage Yards

Direction: West

Current Base Zoning: I-1

Current Land Uses: Parking Lots

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: Frio City Road

Existing Character: Minor

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #75586) is about a half-mile walk down West Malone Avenue along Bus Route 54.

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 Paint and Body Shop requires a minimum of 1 per 500 sq. ft. of the Gross Floor Area and a maximum of 1 per 375 sq. ft. of the Gross Floor Area, including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is located within a half (½)-mile of the General McMullen-Babcock Premium Transit Corridor.

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 subject property is located within the Kelly/South San Pueblo Community Plan and is currently designated as “Neighborhood Commercial” in the land use component of the plan. The requested “L” base zoning district is not consistent with the adopted land use plan. The applicant is requesting a Plan Amendment to “Business/Office Park.” Staff and Planning Commission recommend Approval of the amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There are industrial uses in the surrounding area, and a downzoning to “L” Light Industrial does not provide evidence of likely adverse impacts.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is appropriate for the surrounding area. The surrounding area is predominately industrial zoning and uses.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The request would be decreasing the intensity of the zoning and does not present likely adverse effects on the public.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.5165 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.