



City of San Antonio

Agenda Memorandum

File Number:15-5694

Agenda Item Number: Z-15.

Agenda Date: 11/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016006 S

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Private University

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2015. This case is expedited to November 19, 2015 City Council Hearing.

Case Manager: Erica Greene, Planner

Property Owner: Plains Capital Bank

Applicant: Baptist University of the Americas

Representative: Patrick W. Christensen, Attorney at Law

Location: 7838 Barlite Boulevard

Legal Description: Lot 3, Block 2, NCB 13401

Total Acreage: 2.00

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan-34

Applicable Agencies: None

Property Details

Property History: The current “I-2” base zoning district converted from the previous “MM” Second Manufacturing District established April 28, 1955 by ordinance #21187. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy 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: I-2

Current Land Uses: School

Direction: West

Current Base Zoning: R-4

Current Land Uses: School

Direction: South

Current Base Zoning: C-2

Current Land Uses: Medical Office Building

Direction: East

Current Base Zoning: C-3

Current Land Uses: Bank

Overlay and Special District Information: None

Transportation

Thoroughfare: Barlite Boulevard

Existing Character: Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #51 and located near the subject property on Nogalitos.

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: The proposed zoning change allows for the minimum of 1 vehicle space per 4 students.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “I-2” Heavy Industrial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-2” S 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 “I-2 Heavy Industrial District base zoning district is appropriate for the subject property’s location. The adjacent properties are zoned “I-2” General Industrial District and, which works in conjunction with surrounding commercial businesses and schools in the zoning district.

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 2.00 acres in size, which should reasonably accommodate the uses permitted in “C-2 S” Commercial District with Specific Use Authorization for a Private University.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.