



City of San Antonio

Agenda Memorandum

File Number:15-5936

Agenda Item Number: Z-8.

Agenda Date: 12/3/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016002 S

SUMMARY:

Current Zoning: "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 3.921 acres out of NCB 14952 and "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with Specific Use Authorization for Plastic Manufacturing or Processing on 4.0 acres out of NCB 14952

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2015

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Wayland Baptist University

Applicant: Bruce Vaio (Crescita Holdings LLC)

Representative: Trey Jacobson (Golden Steves Cohen & Gordon LLP)

Location: 11442 Wayland Way

Legal Description: 3.921 acres out of NCB 14952 and 4.0 acres out of NCB 14952

Total Acreage: 7.921

Notices Mailed

Owners of Property within 200 feet: 10
Registered Neighborhood Associations within 200 feet: None
Planning Team: None
Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed by the City of San Antonio in 1971 as a result of Ordinance #39443. A 1976 zoning case changed the original zoning of “Temporary R-1” to “I-1.” The property was platted as part of the Gateway 35 Master Development Plan on April 1, 1985. The zoning classification of the northern portion of the subject property was amended to include the Northeast Gateway Corridor Overlay District in 2004. The property is currently vacant.

Topography: The subject 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-1 IH-1
Current Land Uses: Hotel, Credit Union, Interstate Highway 35

Direction: South
Current Base Zoning: I-1
Current Land Uses: Industrial Business Park, Vacant Land

Direction: East
Current Base Zoning: I-1 S, I-1 S IH-1
Current Land Uses: Wayland Baptist University, Vacant Land

Direction: West
Current Base Zoning: I-1, I-1 IH-1
Current Land Uses: Business Park, Post Office, Office Building

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.

The Northeast Gateway Corridor District (“IH-1”) provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Wayland Way
Existing Character: Local Street, one lane in each direction
Proposed Changes: None known

Thoroughfare: Landmark 35 Drive
Existing Character: Local Street, one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus routes #21 stops at the intersection of Wayland Way and Randolph Boulevard.

Traffic Impact: A TIA report is not required.

Parking Information: Off-street vehicle parking requirements for a plastic manufacturing and/or processing facility is based on the gross floor area of the building. Minimum Requirement: 1 space per 1,500 square feet. Maximum Requirement: 1 space per 300 square feet.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “C-3” General Commercial base zoning.

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 subject property is not located within a Sector Plan or Community Plan. The property was platted as part of the “Gateway 35” Master Development Plan and was proposed to be an office/industrial center.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the subject property. Based on existing land uses, the proposed use appears to be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

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

6. Size of Tract:

The subject property measures approximately 7.921 acres, which is sufficient to accommodate the proposed development with adequate space for parking.

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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant's proposed use is an assembly and cutting of plastic materials into plastic products. There is no chemical production of plastic on the site. However, the UDC Permitted Use Table does not include a Plastic Product Assembly. Therefore, staff determined that the proposed use is materially similar to Plastic Manufacturing or Processing.