



City of San Antonio

Agenda Memorandum

File Number:16-1287

Agenda Item Number: 15.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016045

(Associated Plan Amendment 16014)

SUMMARY:

Current Zoning: "C-3NA," General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: Lakebend, Inc. and Sugar Beet Inc

Applicant: Lakebend, Inc. and Sugar Beet Inc

Representative: Kaufman & Killen, Inc.

Location: 1178, 1520, & 1542 South East Loop 410

Legal Description: 96.23 acres of land out of NCB 12886

Total Acreage: 96.23 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary A" Single-Family Residence District. A 1985 case zoned the subject property as "B-3NA" Business Non-Alcoholic Sales District. A 2003 case split zoned the subject property "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay 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-1, NP-10

Current Land Uses: Commercial- Diesel Engineer Store and Vacant Land

Direction: West

Current Base Zoning: R-5, C-3NA

Current Land Uses: Residential Houses

Direction: South

Current Base Zoning: I-1, NP-10

Current Land Uses: Commercial-Oil and Vacant Land

Direction: East

Current Base Zoning: NP-10

Current Land Uses: Vacant

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: South East Loop 410

Existing Character: Major Highway

Proposed Changes: None

Public Transit: There is a VIA bus stop #30 at the Wal-Mart near the subject property.

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

Parking Information: The proposed zoning change will require the minimum of 1 vehicle spaces per 1,500 sf GFA and a maximum of 1 vehicle spaces per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3NA," General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

FISCAL IMPACT:

None.

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 property is located within the Eastern Triangle Community Plan, and is currently designated as Industrial in the future land use component of the plan. The requested "I-1" General Industrial base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Community Commercial. At the Planning Commission, the applicant asked for a two-week continuance. The applicant is also requesting a two week continuance for the zoning case.

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 C-3NA, "I-1," NP-10 and "NP-10 base zoning district are appropriate for the subject properties' location. The adjacent property to the north and south are zoned "I-1" which works in conjunction with surrounding properties in the zoning district. The request to rezone the subject property follows the current pattern of development.

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 96.23 acres in size, which should reasonably accommodate the uses permitted in "I-1" General Industrial District.

7. Other Factors:

The applicant proposes industrial uses on the subject property. The adjacent property on South East Loop 410 is zoned "I-1" General Industrial District with existing uses similar to the proposed request.