



City of San Antonio

Agenda Memorandum

File Number:16-1320

Agenda Item Number: 26.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016056 S
(Associated Plan Amendment 16009)

SUMMARY:

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

Requested Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: William J. Snyder

Applicant: William J. Snyder

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 6610 Topper Run

Legal Description: Lot 31, Block 1, NCB 14051

Total Acreage: 0.579

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1993 (Ordinance # 79034). According to available records, the property was originally zoned Temporary "R-1" Single-Family Residence based on the 1965 zoning districts. On May 26, 1994, the subject property was rezoned from Temporary "R-1" Single-Family Residence District to "I-1" Light Industrial District (Ordinance # 80236). Upon the adoption of the 2001 Unified Development Code, "I-1" base zoning has been converted to "I-1" General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Vacant

Direction: East

Current Base Zoning: I-1

Current Land Uses: RV Storage

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: I-1, MH

Current Land Uses: Welding Facility, Office, 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: Topper Run

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is no VIA Bus Route located near the subject property.

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:

Contractor Facility. Minimum Vehicle Spaces: 1 per 1,500 sf GFA. Maximum Vehicle Spaces: 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “I-1” zoning district designation.

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 North Sector Plan and is designated as Mixed Use Center. Neither the current or requested zoning are not permitted under the current land use designation. The applicant has requested an associated plan amendment and text amendment to Specialized Center. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is not appropriate for the subject property as the existing business consists of recreational vehicle uses, which are only permitted under “L” Light Industrial. The requested “L” zoning will allow by right the recreational vehicle uses, and the requested “S” will permit the proposed construction contractor facility.

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

6. Size of Tract:

The subject property is 0.5790 acres in size, which accommodates the proposed development for construction contractor facility.

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.