



City of San Antonio

Agenda Memorandum

File Number:16-2486

Agenda Item Number: 16.

Agenda Date: 4/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016125 CD

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Plastic Manufacturing or Processing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: VLA Enterprises LTD, Liliana Quinones, Limited Partner

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 9594 US Highway 181

Legal Description: Lot 27, NCB 10914 and 4.223 acres out of NCB 10914

Total Acreage: 9.223

Notices Mailed

Owners of Property within 200 feet: 9

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 R-1” Single-Family Residence District. In 2003, the subject property was converted to “UD” Urban Development District. A 2014 Ordinance 2014-08-07-0557 case zoned the subject property as “C-2” Commercial District and “MF-18” Low Density Multi-Family 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: C-2

Current Land Uses: Texas Department of Transportation Offices

Direction: West

Current Base Zoning: C-2

Current Land Uses: Texas Department of Transportation Offices

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: MF-18

Current Land Uses: American Legion Post 375

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: US Highway 181

Existing Character: Highway

Proposed Changes: None

Thoroughfare: South Pressa Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes is #36 parking lot located within walking distance of the subject property.

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: Manufacturing: Plastic and Vinyl will require the minimum of 1 parking space per 1500sf GFA and the maximum of 1 parking space per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Heritage South Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2" Commercial 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 "C-2" base zoning district is appropriate for the subject property's location. The property to the north and west are zoned "C-2".

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 goals and strategies of the Heritage South Sector plan that markets them as a business friendly environment and promotes low impact industry, high and biotechnologies, and international trade.

6. Size of Tract:

The subject property totals 9.223 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant proposes manufacturing and processing plastic. The adjacent properties to the north and west are zoned "C-2" Commercial District. The request to rezone the subject property will make the land uses more compatible with one another.

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.