



City of San Antonio

Agenda Memorandum

File Number:16-3405

Agenda Item Number: Z-5.

Agenda Date: 6/16/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016146
(Associated Plan Amendment 16039)

SUMMARY:

Current Zoning: None. Property is currently "OCL" Outside City Limits

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2016. This case is continued from the May 17, 2016 hearing.

Case Manager: Shepard Beamon, Planner

Property Owner: II Southfork Development Ltd.

Applicant: Nabors Drilling USA, LP

Representative: Michael Kent

Location: 11625 Old Corpus Christi Highway and South IH 37

Legal Description: 202.85 acres out of CB 4007

Total Acreage: 202.85

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None

Property Details

Property History: The subject property is currently located outside of City limits. The subject property is located within the Extraterritorial Jurisdiction (ETJ) and is requesting voluntary annexation.

Topography: A portion of the property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-2, I-1

Current Land Uses: Commercial Building, Vacant

Direction: East

Current Base Zoning: I-1, L, C-2, NP-15, OCL

Current Land Uses: Vacant, Two Residences, Church, East Central Development Center

Direction: South

Current Base Zoning: FR, I-1

Current Land Uses: Vacant, Office Building

Direction: West

Current Base Zoning: Freeway, FR, RD, L

Current Land Uses: IH 37 South

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: IH 37 South

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Old Corpus Christi Highway

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Chive Drive

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Donop Road

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are no VIA Bus Routes located near 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:

Any future development of the property will reference Table 526-3b in Parking under Non-Residential Use Districts, in the Unified Development Code.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property being assigned “DR” Development Reserve District which only permits single-family uses at 6,000 square feet per lot upon annexation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Heritage South Sector Plan and is designated as Agribusiness/RIMSE Tier. The requested "I-2" zoning district is not consistent with the adopted land use designation. The applicant has requested a plan 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. Adjacent properties are currently industrially zoned.

3. Suitability as Presently Zoned:

The property is currently outside the city limits and does not have zoning. The property currently sits vacant and is located adjacent other industrial zoning and will not conflict with surrounding uses, making the requested “I-2” zoning appropriate.

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. The requested land use adheres to the Heritage South Sector Plan by providing land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

6. Size of Tract:

The subject property is 202.85 acres in size, which accommodates future development of heavy industrial uses.

7. Other Factors:

The property is the subject of a voluntary annexation by the owner.