



City of San Antonio

Agenda Memorandum

File Number:16-5171

Agenda Item Number: Z-2.

Agenda Date: 10/20/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016229

(Associated Plan Amendment 16066)

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Doggett Freightliner Properties I, LCC

Applicant: Brown & Ortiz, PC

Representative: Brown & Ortiz, PC

Location: 2919 FM 1516 North

Legal Description: 10.17 acres out of NCB 17996

Total Acreage: 10.17

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on May 12, 1986. The property was originally zoned "B-3" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-2, NP-10, ROW

Current Land Uses: Vacant lots, IH-10

Direction: East, South

Current Base Zoning: I-1, OCL

Current Land Uses: Manufacturing Company, Vacant lots, Freightliner, and OCL

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: Farm to Market Road 1516

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Transportation

Thoroughfare: IH-10

Existing Character: Freeway '250-500'

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer is required to be present during the Zoning Commission Public Hearing .

Parking Information: Truck and Heavy Equipment - Minimum Vehicle Spaces: 1 per 500 sf GFA of sales and service building. Maximum Vehicle Spaces: 1 per 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 subject property is located within the IH-10 East Corridor Perimeter Plan and is currently designated as Community Commercial, Industrial, and Low Density Residential in the land use component of the plan. The requested "I-1" base zoning district is not consistent with the adopted land use designations. The applicant has requested a Plan Amendment to change the future land use to Industrial. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested "I-1" district is appropriate for the subject property. The request for "I-1" will not have any negative effects on future development, but rather provide additional industrial uses to the area. The site location is on a Major Thoroughfare and along IH-10. Finally the property is surrounded by similar uses.

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 10.17 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.