



City of San Antonio

Agenda Memorandum

File Number:16-6133

Agenda Item Number: Z-8.

Agenda Date: 1/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017004

SUMMARY:

Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 6, 2016

Case Manager: Erica Greene, Planner

Property Owner: Memitos Autoparts , LLC.

Applicant: Rosa I. Rodriguez

Representative: Rosa I. Rodriguez

Location: 11230 State Highway 16 South

Legal Description: 0.153 acres out of CB 4005

Total Acreage: 0.153

Notices Mailed

Owners of Property within 200 feet: 6

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 following the adoption of Ordinance 96558 and was zoned "DR" Development Reserve. A 2003 case, Ordinance #98503 rezoned the subject property as "MI-1" Mixed Light Industrial 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: MI-1

Current Land Uses: Baseball Field

Direction: West

Current Base Zoning: ROW

Current Land Uses: Poteet Jourdanton Freeway

Direction: South

Current Base Zoning: MI-1

Current Land Uses: Maldonado Trucking

Direction: East

Current Base Zoning: MI-1

Current Land Uses: River City Auto Parts

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: HWY 16 South

Existing Character: Primary Arterial with Frontage Road

Proposed Changes: None

Public Transit: There is not a VIA bus route 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: Auto: Auto and Vehicle Sales require the minimum of 1 per 500 sf GFA of sales and service building and a maximum of 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Approval (8-0).

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 Agribusiness Tier in the future land use component of the plan. The requested “L” Light Industrial 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 “MI-1” base zoning districts are appropriate for the subject property’s location. The requested zoning district of “L” is also appropriate for the subject property’s location.

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 land use goals and strategies of the Heritage South Plan as it markets Heritage South as a business friendly environment by creating a brand for Heritage South building on the vision for the area.

6. Size of Tract:

The subject property totals 0.153 acres in size, which should reasonably accommodate the uses permitted in “L” Light Industrial District.

7. Other Factors:

The applicant proposes a car lot on the subject property. The surrounding properties to the south and east of the subject property are commercial uses that will not alter the characteristics of the area. The request to rezone the subject property will make the land uses more compatible with one another.