



City of San Antonio

Agenda Memorandum

File Number:17-3790

Agenda Item Number: 13.

Agenda Date: 6/20/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017173

(Associated Plan Amendment 17056)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 20, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Ralph Eugene Mullins & AAA Specialty Carriers, Inc.

Applicant: Johnson Controls Battery Group, Inc.

Representative: James B. Griffen

Location: 12900-13000 Block of Wetmore Road

Legal Description: 4.329 acres out of NCB 15678

Total Acreage: 4.329 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Oak Grove Estates Neighborhood Association

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed on December 26, 1972 and was originally zoned “Temp R-1”. The “Temp R-1” zoning converted to the current “R-6” Single-Family District upon adoption of the 2001 UDC (Ordinance 93881 on May 3, 2001). The remaining “R-6” Single-Family District was rezoned to “L” Light Industrial upon adoption of Ordinance 2013-08-01-0514 on August 1, 2013.

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: L, I-1

Current Land Uses: Solar Panels

Direction: East

Current Base Zoning: L, I-1

Current Land Uses: Welding

Direction: South

Current Base Zoning: I-1, I-2

Current Land Uses: Vacant

Direction: West

Current Base Zoning: I-1

Current Land Uses: Distribution Center and Retail Supply Company

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: Wetmore Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Thousand Oaks

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit:

The nearest VIA bus route is #502 and is within walking distance of 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: Parking requirements are determined by use. Office parking require a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 140 square feet.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 San Antonio International Airport Vicinity Plan and is currently designated “Light Industrial” and “Business Park” in the future land use component of the Plan. The requested “I-1” base zoning district is inconsistent with the “Business Park” future land use designation. The applicant has requested a plan amendment to designate the entire site as “Light Industrial”. Staff and Planning Commission recommend approval.

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 “R-6” base zoning district is not appropriate for the surrounding area. The subject property is bounded by “I-1” zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The request for a change in zoning will allow for the expansion of an office and parking space which supports the existing business currently operating on the abutting property.

5. Public Policy:

The request does not appear to conflict with any public policy objective. Goal V of the plan supports the implementation of land use strategies in a coordinated and phased process. The request for a zone change will allow for the expansion of an existing business, to include office space and parking, which is an additional phase of growth for the organization.

6. Size of Tract:

The subject property measures 4.329 acres which should reasonably accommodate the uses permitted in “I-1”

General Industrial district.

7. Other Factors:

None.