



City of San Antonio

Agenda Memorandum

File Number:17-4894

Agenda Item Number: 1.

Agenda Date: 9/5/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017201 S

SUMMARY:

Current Zoning: "BP" Business Park District

Requested Zoning: "I-1 S" General Industrial with Specific Use Authorization for Outside Storage, Open with No Screening Required

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017. This case is continued from the August 15, 2017 Zoning hearing.

Case Manager: Kayla Leal, Planner

Property Owner: Scott Russell

Applicant: Scott Russell

Representative: Brown & Ortiz, PC

Location: 14348 Donop Road

Legal Description: Lot P-233 C and Lot P-233 D, CB 4007-5

Total Acreage: 1.50 acres

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 of San Antonio on January 9, 2014 and zoned “BP” Business Park District, established by Ordinance 2014-01-09-0010.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: Vacant Lot, Tire & Repair Shop

Direction: East

Current Base Zoning: OCL

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: L

Current Land Uses: Vacant Lot, Manufactured Home Supply

Direction: West

Current Base Zoning: IH-37

Current Land Uses: Interstate

Overlay and Special District Information: None

Transportation

Thoroughfare: I-37

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Donop Road

Existing Character: Local Road

Proposed Changes: None known

Public Transit: There are no nearby bus routes or stops.

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: Outside Storage, Open with No Screening Required requires a minimum of one (1) parking space per 600 square-feet of the Gross Floor Area (GFA) and allows up to a maximum of one (1) parking space per 350 square-feet of the GFA.

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 located within any Regional Center.

The subject property is not located within a Premium Transit Corridor.

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 subject property is located within the Heritage South Sector Plan and is currently designated as “Agribusiness/RIMSE Tier” in the land use component of the plan. The requested “I-1” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request is to bring the current operation into compliance with the zoning. It is located in an area that is partially vacant and has other industrial uses.

3. Suitability as Presently Zoned:

The existing “BP” base zoning district is not appropriate for the surrounding area. The subject property is amongst other industrial uses and an office or institutional use would not be appropriate for the location.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public’s health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective because it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property is 1.50 acres which should reasonably accommodate the uses permitted in the “I-1” Industrial District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.