



City of San Antonio

Agenda Memorandum

File Number:17-5874

Agenda Item Number: Z-27.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017276

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 17, 2017

Case Manager: Erica Greene, Planner

Property Owner: Larry Little

Applicant: Kenneth M. Smith

Representative: Kenneth M. Smith

Location: 7902 Mainland Drive

Legal Description: Lot 10 and Lot 11, Block 3, NCB 18573

Total Acreage: 0.8379

Notices Mailed

Owners of Property within 200 feet: 18

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 in 1992 and was previously zoned "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General 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: I-1

Current Land Uses: Gymnastics Center

Direction: West

Current Base Zoning: I-1

Current Land Uses: Auto Parts, Auto Glass/Electronics

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: I-1

Current Land Uses: Parking Lot

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: Mainland Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: San Marino Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #94 is 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 Light Truck Repair requires a minimum of 1 per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay and a maximum of 1 per 375 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "I-1" General Industrial Airport Hazard Overlay District. The current zoning of "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

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 Northwest Community Plan, and is currently designated as "Light Industrial" 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. The requested zoning change to allow for an Automotive Repair Shop blends in with the surrounding properties of the area that include an auto parts shop.

3. Suitability as Presently Zoned:

The current "I-1" base zoning district is appropriate for the subject property's location. The requested commercial zoning to "L" Light Industrial is also appropriate because it is a lesser intense zoning request.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include several industrial zoned properties.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Northwest Community Plant that encourage commercial development at nodes.

6. Size of Tract:

The subject property totals 0.8379 acres in size, which should reasonably accommodate the uses permitted in "L" Light Industrial District.

7. Other Factors:

The applicant requests this zoning change to develop this lot for Automotive Repair. The subject property is a vacant lot that is surrounded by other commercial development and other underutilized lots.