



City of San Antonio

Agenda Memorandum

File Number:17-6541

Agenda Item Number: 6.

Agenda Date: 12/5/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017302

(Associated Plan Amendment 17090)

SUMMARY:

Current Zoning: "L" Light Industrial District

Requested Zoning: "I-1" General Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2017

Case Manager: Nyliah Acosta

Property Owner: BEME Enterprises, LLC

Applicant: BEME Enterprises, LLC

Representative: Patrick W. Christensen

Location: 6375 US Hwy 87 East

Legal Description: 17.28 acres out of CB 5132

Total Acreage: 17.28

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject was annexed into the City of San Antonio on November 27, 2017 and was zoned "L" Light Industrial by Ordinance 2017-08-31-0624.

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: Vacant Lots

Direction: East

Current Base Zoning: L

Current Land Uses: Mobile Home Park, Automotive, Welding and Machining

Direction: South

Current Base Zoning: R-4, R-6, C-2

Current Land Uses: Vacant Lots, and Schaefer Library

Direction: West

Current Base Zoning: L

Current Land Uses: Tiger Sanitation, Automotive, Trailer Services

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: Highway 87 East

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: South Foster Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 20 is directly in front 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: Industrial- Minimum vehicle spaces: 1 per 1500 sf GFA. Maximum vehicle spaces: 1 per 300 sf GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

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 Eastern Triangle Community Plan, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “I-1” General Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Light Industrial” to “Industrial”. Staff recommends Approval. Planning Commission recommendation pending the December 13, 2017 hearing.

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 applicant is seeking a zone change to allow for the ongoing development of a pipe storage and sales business to operate by right, without the nonconforming restrictions. The property was also recently annexed and the applicant wants the zoning to conform to the use of the property.

3. Suitability as Presently Zoned:

The current “L” base zoning district is appropriate for the subject property’s location; however, “I-1” is still within character of the surrounding areas with the various industrial and automotive 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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 17.28 acres in size, which reasonably accommodates the uses permitted in “I-1” General Industrial District.

7. Other Factors:

None.

