



City of San Antonio

Agenda Memorandum

File Number:18-3911

Agenda Item Number: 23.

Agenda Date: 6/19/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2018221 S

(Associated Plan Amendment 18066)

SUMMARY:

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

Requested Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 19, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Topperwein City View, LLC

Applicant: Topperwein City View, LLC

Representative: Kaufman & Killen, Inc.

Location: 6614 and 6618 Topper Run

Legal Description: Lot 32 and Lot 33, NCB 14051 and 0.232 acres out of NCB 14051

Total Acreage: 1.476

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Loma Vista HOA, Monterrey Village HOA

Applicable Agencies: Randolph Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1993 and was zoned "Temp R-1" Temporary Single-Family Residence District. A 1994 case, Ordinance 80236, rezoned the property to "I-1" Light Industrial District. Upon the adoption of the 2001 Unified Development Code, the previous "I-1" 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: Industrial Uses

Direction: East

Current Base Zoning: I-1, MF-25

Current Land Uses: Industrial Uses

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: I-1

Current Land Uses: Manufactured Homes, Industrial Uses

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

Thoroughfare: Topper Run

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Topper Circle

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA bus routes 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: RV Park Minimum Vehicle Spaces: N/A. Contractor Trades Facility Park Minimum Vehicle Spaces: 1 per 1,000 Sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto and light truck auction, truck stop, abrasives manufacturing, food and drug manufacturing, sand and gravel storage and 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 not within a Regional Center, or Premium transit Corridor.

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 property is located within the North Sector Plan, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “L” Light 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 “Suburban Tier” to “Specialized Center”. Staff recommends Approval, pending the Planning Commission Hearing on June 27, 2018.

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 property currently has nonconforming use rights that permit the RV Park and Manufactured Homes at the rear of 6614 and 6618 Topper Run. The applicant intends to remove the manufactured home use on the property and replace the use with a RV park, and contractor trades facility. The “L S” will allow the applicant to keep the RV park, while adding the Construction Contractor Facility Use, which necessary conditions may be added.

3. Suitability as Presently Zoned:

The current “I-1 AHOD” base zoning district is appropriate for the subject property’s location and the requested “L” is a downzoning and limits more industrial uses, than what is currently permitted.

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 1.476 acres in size, which reasonably accommodates the uses permitted in “L” Light 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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.