



City of San Antonio

Agenda Memorandum

File Number:18-4830

Agenda Item Number: Z-3.

Agenda Date: 9/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018172

(Associated Plan Amendment 18052)

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Copperhead Properties

Applicant: KLove Engineering, LLC

Representative: Laurie Rothman

Location: generally located at Loop 1604 and IH-10 East along Green Road

Legal Description: 49.664 acres out of NCB 16567 and CB 5089

Total Acreage: 49.664

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Randolph Air Force Base, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "C-3" General Commercial District by Ordinance 2017-08-31-0624, dated August 31, 2017.

Topography: Portions of the subject property fall within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3"

Current Land Uses:

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Undeveloped Land, Single Family Residence

Direction: South

Current Base Zoning: "Outside City Limits - Unzoned", "C-3"

Current Land Uses: Undeveloped Land, Single Family Residence

Direction: West

Current Base Zoning: "Outside City Limits - Unzoned", "C-3"

Current Land Uses: Single-Family Residence

Overlay and Special District Information:

"AHOD"

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: Green Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Interstate 10 East

Existing Character: Freeway

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 is required.

Parking Information:

The minimum parking required will be determined by each industrial use that will occupy the Business Park. The majority of industrial uses require 1 parking space per 1,500 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-3” which permits more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The properties do not fall within a Regional Center or within ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval, pending the Plan Amendment.

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 I-10 East Corridor Perimeter Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “I-1” base zoning district is not consistent with the future land use designation. The applicant is requesting a land use amendment from “Regional Commercial” to “Industrial” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

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 “C-3” General Commercial District is an appropriate base zoning for the surrounding area. The requested “I-1” General Industrial District could also be an appropriate base zoning. The area is largely undeveloped.

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 I-10 East Corridor Perimeter Plan encourages limiting industrial land uses to areas where industrial development is already prevalent. There are industrial businesses located along Green Road. The surrounding properties are predominately located outside city limits. The proposed “I-1” base zoning is generally consistent with the goals of the I-10 East Corridor Perimeter Plan.

Relevant Goals of the I-10 East Corridor Perimeter Plan:

- Goal 3: Compatibility of Land Uses Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
- Goal 4: Improve the Corridor Analyze design standards that can be implanted along the IH 10 East Corridor

6. Size of Tract:

The property is 49.664 acres which could accommodate a large Business Park.

7. Other Factors:

None.