



City of San Antonio

Agenda Memorandum

File Number:18-5857

Agenda Item Number: Z-10.

Agenda Date: 11/1/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018322

SUMMARY:

Current Zoning: "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage

Requested Zoning: "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 2, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Randall Scott Vail

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 8524 New Laredo Highway

Legal Description: 0.246 acres out of NCB 17364

Total Acreage: 0.246

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

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

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115. The property was zoned "I-1" Light Industry District, established by Ordinance 55013, dated March 4, 1982. The zoning changed to "I-2 CC" Heavy Industry District with special City Council Approval for an automobile salvage yard, established by Ordinance 78658, dated September 9, 1983. The current "I-2" Heavy Industrial District converted upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The subject property is located within the Leon Creek Watershed and a small portion toward the front property line is located within the 100-Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-2 S

Current Land Uses: Auto Parts Business

Direction: East

Current Base Zoning: I-1 S, I-2 S

Current Land Uses: Auto Repair and Parts Business

Direction: South

Current Base Zoning: I-1 S, I-2 S

Current Land Uses: Auto Parts, Salvage Yard

Direction: West

Current Base Zoning: I-2 S

Current Land Uses: Collision Repair

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.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no nearby bus stops.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed threshold requirements.

Parking Information: The proposed use of Auto Paint and Body Shop requires a minimum of 1 per 500 sq. ft. of the Gross Floor Area and a maximum of 1 per 375 sq. ft. of the Gross Floor Area, including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “I-2” Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 West/Southwest Sector Land Use Plan and is currently designated as “Agribusiness Tier” in the land use component of the plan. The requested “L” 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 proposed use is consistent with the established development pattern of the surrounding area. There are industrial uses and zoning completely surrounding the subject property.

3. Suitability as Presently Zoned:

The existing “I-2” base zoning district is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The requested zoning is to allow for the use of Auto Paint and Body and would be reducing the intensity of the existing “I-2” Heavy Industrial base zoning district.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.246 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request and does not object to the request.