



City of San Antonio

Agenda Memorandum

File Number:19-4029

Agenda Item Number: 15.

Agenda Date: 5/21/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2019-10700107

SUMMARY:

Current Zoning: "OCL" Outside the City Limits

Requested Zoning: "I-2" Heavy Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2019

Case Manager: Mirko A. Maravi, Planner

Property Owner: Halliburton Energy Services, Inc.

Applicant: Halliburton Energy Services, Inc.

Representative: Halliburton Energy Services, Inc.

Location: 4526 South Loop 1604 East

Legal Description: Lot 4, CB 4136B

Total Acreage: 150.26

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: There is no zoning authority in the county, therefore there is no history.

Topography: The property does not include any abnormal physical features, flood plain exists on the property no not near any existing structures.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “BP”

Current Land Uses: Commercial

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Residences, Commercial Uses

Direction: East

Current Base Zoning: “OCL”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “C-3” and “I-1”

Current Land Uses: Gas Station, Industrial Uses

Overlay and Special District Information: None

Transportation

Thoroughfare: Loop 1604 E

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

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

Parking Information: The minimum parking requirement for manufacturing is 1 space per 1,500 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning would result in alternate zoning designation for property currently Outside City Limits. A zoning of “MI-2” Mixed Heavy Industrial could be used and an alternative zoning designation. These districts encourage the development of commercial, light and heavy industrial uses that are internally compatible in an effort to achieve a well designed development and provide a more efficient arrangement of land uses, building, and circulation systems. These districts are located for convenient access from existing and future arterial thoroughfares and railway lines. Furthermore, these districts shall protect and enhance the rural character of the area, attract sources of economic development and growth, promote clean industry, and minimize the adverse affects to adjacent uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

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 subject property is located within the Heritage South Sector Plan and is currently designated as “Specialized Center” in the future land use component of the plan. The requested “I-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Property is currently “OCL” Outside City Limits. The proposed “I-2” is suitable along South Loop 1604 East within the “Specialized Center” land use designation.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan:

Goal ED-6 Market Heritage South as a business friendly environment

ED-6.1 Create a brand for Heritage South building on the vision for the area

6. Size of Tract:

The subject property is 150.26 acres, which could reasonably accommodate heavy industrial uses.

7. Other Factors:

This request assigns zoning to a property that is part of a city annexation project in coordination with Halliburton Energy Services, Incorporated.