City of San Antonio

Agenda Memorandum

File Number: 19-7137

Agenda Item Number: 26.

Agenda Date: 10/1/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z-2019-10700219 S
(Plan Amendment Case PA-2019-11600064)

SUMMARY:
Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Requested Zoning: "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Petroleum - Manufacturing or Processing

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 1, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: EV Acquisitions Inc.

Applicant: Arguindegui Real Estate, Ltd.

Representative: Oscar Castillo

Location: 2375 Walsh Road and 12825 Applewhite Road

Legal Description: 7.39 acres out of CB 4005A

Total Acreage: 0.2755

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None.

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 96559 on January 5, 2003. The property was originally zoned "MI-1" Mixed Light Industrial Airport Hazard Overlay District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "MI-1"
Current Land Uses: Agricultural Uses

Direction: East
Current Base Zoning: "MI-1"
Current Land Uses: Agricultural Uses

Direction: South
Current Base Zoning: "MI-1"
Current Land Uses: Agricultural Uses

Direction: West
Current Base Zoning: "MI-1"
Current Land Uses: Agricultural Uses

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: Walsh Road
Existing Character: Local
Proposed Changes: None

Thoroughfare: Applewhite Road
Existing Character: Local
Proposed Changes: None

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

Parking Information: The minimum parking requirements for a Petroleum - Manufacturing or Processing business is 1 parking space per 1,500 sf of gross floor area.

ISSUE:

None.

ALTERNATIVES:
Current: The present zoning district designation of "MI-1" Mixed Light Industrial District is established to encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve 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 effects to adjacent uses.

Proposed: The proposed zoning district designation of "MI-2 S" Mixed Heavy Industrial District is established to 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 effects to adjacent uses.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not part of a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:
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 subject property is located within Heritage South Sector Plan and is currently designated as "Agribusiness RIMSE Tier" in the future land use component of the plan. The applicant is requesting a Plan Amendment to change the future land use to "Specialized Center." Staff and Planning Commission recommend Approval.

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:
The current "MI-1" Mixed Industrial District zoning is appropriate for the property and surrounding area. The proposed "MI-2 S" Mixed Heavy Industrial District is also an appropriate for this property and area, which is primarily industrial in nature.

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:

- ED-2.1 Support workforce development programs for targeted industries
- ED-6.1 Create a brand for Heritage South building on the vision for the area
- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

6. Size of Tract:
The subject property is 7.39 acres, which could reasonably accommodate the proposed industrial development.

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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.