



City of San Antonio

Agenda Memorandum

File Number: 19-8427

Agenda Item Number: 23.

Agenda Date: 11/19/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2019-10700274
(Associated Plan Amendment PA-2019-11600076)

SUMMARY:

Current Zoning: "FR" Farm and Ranch District

Requested Zoning: "I-2" Heavy Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: SA Miers, LTC

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Generally located northeast at the intersection of Martinez Losoya and Pleasanton Road

Legal Description: 234.07 acres out of CB 4006

Total Acreage: 234.07

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation; Department of Parks & Recreation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 96562, dated January 5, 2003 as the current “FR” Farm and Ranch District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “FR” and “I-2”

Current Land Uses: Mitchell Lake Trailhead and Vacant

Direction: South

Current Base Zoning: “FR”

Current Land Uses: Residential and Farmland

Direction: East

Current Base Zoning: “I-2” and “R-5”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “FR” and “MI-1”

Current Land Uses: Residential and Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare: Pleasanton Road

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Martinez Losoya

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 42

Traffic Impact: TIA determination cannot be made at this time. Applicant cannot produce number of units/ground floor area for proposed land use.

Parking Information: The minimum parking requirement for most industrial uses is 1 space for every 1,500 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “FR” Farm and Ranch District provides areas for

agricultural operations and natural resource industries. These districts are composed primarily of large tracts of land that are vacant or in agricultural uses and may contain a minimal number of dwellings and accessory structures.

Proposed: The proposed “I-2” Heavy Industrial District accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is 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" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the 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 the Heritage South Sector Plan and is currently designated as “Country Tier” and “Specialized Center” in the future land use component of the plan. The requested “I-2” base zoning district is not consistent with the future land use designation of “Country Tier”. The applicant is requesting a Plan Amendment to change the future land use of all the property to “Specialized Center”. Staff recommends Approval. The Planning Commission recommendation is pending the November 27, 2019 hearing.

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. Typically industrial is not encouraged near residential uses, however the required buffers provided adequately space and create needed boundaries between uses. Plan supports buffers and transition zones between industrial and other uses.

3. Suitability as Presently Zoned:

The current “FR” Farm and Ranch District is an appropriate zoning for the property and surrounding area. The proposed “I-2” will bring targeted industry to the area and is consistent with a rezoning to “I-2” recently approved to the northeast of the site.

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:

- LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses
- Strategies ED-2.1 Support workforce development programs for targeted industries
- Goal ED-6 Market Heritage South as a business friendly environment

6. Size of Tract:

The subject property is 234.07 acres, which could reasonably accommodate industrial uses.

7. Other Factors:

A similar request for a Plan Amendment and Zoning Case were approved by City Council on October 3, 2019. This request is an additional area being requested for “Specialized Center” and “I-1” Heavy Industrial zoning similar to the neighboring property to the northeast.