



City of San Antonio

Agenda Memorandum

File Number:20-2805

Agenda Item Number: 19.

Agenda Date: 5/5/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2020-10700043 S

(Associated Plan Amendment Case PA-2020-11600011)

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage (Open With No Screening Required)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Zachry Construction Corporation

Applicant: Zachry Underground and Utility Services

Representative: Brown and Ortiz, PC

Location: 306 West North Loop Road

Legal Description: 10.201 acres out of NCB 12694

Total Acreage: 10.201

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 34307, dated May 26, 1966 as “Temporary R-1” District. The property was rezoned by Ordinance 35256 dated March 16 1967 from “R-1” to “I-1” Light Industry. In the zoning district conversion that accompanied the adoption of the 2001 UDC (Ordinance 93881, May 2001), the “I-1” Light Industry District converted to the current “I-1” General Industrial District.

Topography: The southern portion of the property is within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3,” “I-1” and “R-5”

Current Land Uses: General contractor

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Greenway Trail

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Industrial Warehousing

Direction: West

Current Base Zoning: “C-3,” “R-6” and “I-1”

Current Land Uses: Vacant, Parkland

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: North Loop Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: West Avenue

Existing Character: Secondary Arterial A

Proposed Changes: None

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

Routes: 602, 648

Traffic Impact: A Traffic Impact Analysis (TIA) is not available at this time.

Parking Information: The minimum parking requirement for a warehouse building is 1 space per 5,000 square feet of ground floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The current “I-1” general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

C-3 districts are intended to provide for 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.

Proposed: The proposed “I-1” general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

The “S” Specific Use Authorization would allow Outside Storage (Open with No Screening Required), in addition to all of the “I-1” General Industrial uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center but is not within a 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 San Antonio International Vicinity Land Use Plan and is currently designated as “Parks Open Space” and “Business Park” 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 seeking an amendment to the “Light Industrial” land use designation. Staff recommends Approval. The Planning Commission recommendation is pending the May 13, 2020.

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. The rezoning of the whole site to “I-1 S” provides consistency across the large site and is consistent with surrounding land uses.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial and “I-1” General Industrial District are appropriate zoning for the property and surrounding area. The proposed rezoning to “I-1 S” allows the existing business to continue its operation as a contractor facility and brings the existing Outside Storage into conformance with the addition of the “S” Specific Use Authorization.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. This is an existing business with the same operational and storage functions. The rezoning brings them into conformance with zoning.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Vicinity Land Use Plan:

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 3.3: Continue development of Wurzbach Parkway as a major east-west connector

6. Size of Tract:

The subject property is 10.201 acres, which could reasonably accommodate industrial uses.

7. Other Factors:

The property owner currently has a non-conforming use for outside storage, but would like to come into full compliance.

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