



City of San Antonio

Agenda Memorandum

File Number:20-5006

Agenda Item Number: 11.

Agenda Date: 9/1/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2020-10700175

SUMMARY:

Current Zoning: "BP" Business Park District

Requested Zoning: "I-1" General Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Rosa Siller

Applicant: Rosa Siller

Representative: Rosa Siller

Location: 4640 South Flores Road

Legal Description: P-48E, CB 4010

Total Acreage: 5.73 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the city by and zoned “BP” zoning district was established by Ordinance 2014-01-09-0012, dated January 9, 2014.

Topography: Most of the property falls within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “UZROW,” “OCL,” “I-1” and “I-2”

Current Land Uses: South Loop 1604, vacant, Halliburton campus

Direction: East

Current Base Zoning: “RE”

Current Land Uses: Rural estates, vacant

Direction: South

Current Base Zoning: “BP” and “I-1”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Auto business, rural estate

Overlay and Special District Information:

None

Transportation

Thoroughfare: South Flores Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: South Loop 1604

Existing Character: Expressway

Proposed Changes: None

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

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

Parking Information: The minimum parking requirement for a construction contractor facility is 1 space per 1500 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current “BP” Business Park District may be located adjacent to any freeway, arterial, principal arterial or nonresidential collector street.

Proposed: The proposed “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to

transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. 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 property is not within a regional center or 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 Heritage South Sector Plan and is currently designated as "Agribusiness RIMSE Tier". The requested "I-1" 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:

The current "BP" Business Park District is an appropriate zoning for the property and surrounding area. The proposed "I-1" General Industrial is also suitable to the property. This area is trending toward industrial uses; there are already several large properties with established industrial uses in the area. A majority of this property is also in the floodplain.

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 UTI-3.4- Promote alternative storm water management techniques that preserve the natural characteristics of 100- year flood plain

Goal 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 5.73 acres, which could reasonably accommodate a construction contractor facility.

7. Other Factors:

None.