



City of San Antonio

Agenda Memorandum

File Number: 14-2535

Agenda Item Number: Z-13.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014240

SUMMARY:

Current Zoning: "I-1" General Industrial District

Requested Zoning: "I-2" Heavy Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 7, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: CG 7600 LP (by C.M. Garver, President, CG 233, Inc., General Partner)

Applicant: CG 7600 LP (by C.M. Garver, President, CG 233, Inc., General Partner)

Representative: P. W. Christensen, P. C. (Patrick Christensen)

Location: A portion of the 19500 Block of Interstate Highway 37 South (also known as State Highway 81)

Legal Description: 48.708 acres out of County Block 4136

Total Acreage: 48.708

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: None.

Property Details

Property History: The subject property is currently undeveloped and was annexed in 2014. In a subsequent 2014 zoning case, the property was rezoned to “I-1” General Industrial District. The property owner is proposing to construct an industrial park to serve the Eagle Ford Shale area.

Topography: The property is relatively flat with a slight slope. The property does not include any abnormal physical features such as inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”

Current Land Uses: Single-Family Residence

Direction: South and West

Current Base Zoning: “I-2”

Current Land Uses: Oil and Gas Equipment Company

Overlay and Special District Information: None.

Transportation

Thoroughfare: IH 37 South

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

Public Transit: There are no public transit lines in the immediate vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis is required. A traffic engineer must be present at the Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size.

Industrial uses typically require a minimum of 1 parking space per 1,500 square feet of GFA and a maximum of 1 space per 300 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current industrial zoning classification, restricting future land uses to those permissible in the “I-1” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend 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 identified as “Specialized Center” in the future land use component of the plan. The “I-2” base zoning district is consistent with the adopted land use designation.

According to the Heritage South Sector Plan, heavy industrial uses should be located near expressways, arterials, and railroad line.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Staff finds the proposed use to be appropriate as the property is situated along an arterial thoroughfare, surrounded by other properties of similar use and/or zoning district.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested base zoning is consistent with the adopted land use plan.

6. Size of Tract:

The subject property is 48.708 acres in size, which should reasonably accommodate the uses permitted in the “I-2” base zoning district and required parking.

7. Other Factors:

None.