



City of San Antonio

Agenda Memorandum

File Number: 14-2538

Agenda Item Number: Z-1.

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 Z2014261

SUMMARY:

Current Zoning: Newly Annexed Territory

Requested Zoning: "I-2" Heavy Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 07, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: SMBC Leasing and Financing, Inc.

Applicant: City of San Antonio (Development Services Department)

Representative: City of San Antonio (Development Services Department)

Location: 3890 South Loop 1604 East

Legal Description: Lot 4, Block 1, CB 4167A

Total Acreage: 36.266

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 120

Applicable Agencies: None

Property Details

Property History: The subject property is currently located outside the city limits. An application requesting annexation was submitted to the Department of Planning and Community Development in 2014 and is set to be considered by City Council at the November 20, 2014 public hearing.

Topography: A portion of the property is located within the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: All directions

Current Base Zoning: "OCL"

Current Land Uses: Vacant and Freedom Elementary School

Overlay and Special District Information: None

Transportation

Thoroughfare: South Loop 1604 East

Existing Character: Freeway; one lane in each direction and a center turning lane.

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required as the traffic generated by the proposed development will exceed the threshold requirements. A traffic engineer must be present at Zoning Commission.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to a warehouse.

Warehousing - Warehousing: Minimum parking requirement - 1 per 5,000 square feet Gross Floor Area (GFA);
Maximum parking requirement - 1 per 350 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will designate the subject property as "DR" Development Reserve zoning district, which is a temporary zoning classification for newly-annexed properties.

FISCAL IMPACT:

This zoning case was initiated by the Development Services Department; therefore, zoning fees have been waived and expenses will be absorbed by the Development Services Department.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend approval pending the 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 designated as Rural Estate Tier in the future land use component of the plan. The requested zoning is not consistent with the future land use

designation. A Master Plan amendment was submitted requesting to change the future land use designation to Specialized Center.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands. Construction on the property ensued as it is currently designated as outside the city limits.

3. Suitability as Presently Zoned:

The subject property does not currently contain a zoning district because it is not within the City of San Antonio's city limits. Therefore, allocating an appropriate zoning district to the subject property would enforce development standards and parking requirements as long as development does not occur within the 100 year flood plain.

4. Health, Safety and Welfare:

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

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property totals 36.266 acres in size, which reasonably accommodates the uses permitted in "I-2" zoning district; future development will be required to practice development standards set forth by the City of San Antonio's Unified Development Code.

7. Other Factors:

None.