



City of San Antonio

Agenda Memorandum

File Number: 14-2541

Agenda Item Number: Z-2.

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 Z2014266

SUMMARY:

Current Zoning: Newly Annexed Territory

Requested Zoning: "L" Light Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 07, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: City of San Antonio (for the use, benefit and control of San Antonio Water System)

Applicant: City of San Antonio (Development Services Department)

Representative: City of San Antonio (Development Services Department)

Location: 3610 Valley Road

Legal Description: 3.607 acres out of Lot 1, Block 3, CB 4006K and 5.583 acres out of CB 4006-7 P-136 ABS 3

Total Acreage: 9.190

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 120

Applicable Agencies: None

Property Details

Property History: In 2003, the City of San Antonio annexed 56.966 square miles in the south side of the city; the subject property is a portion of Southside Area “6” Limited Purpose, which contained a limited purpose annexation agreement. However, Southside Area “6” was disannexed from the limited purpose agreement in 2008.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain. Surrounding land uses include a solar farm and the Dios Rios Wastewater Treatment Plant.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “NP-10”

Current Land Uses: Dos Rios Waste Water Treatment Plant Facility

Direction: South

Current Base Zoning: “FR”

Current Land Uses: Sun Edison Solar Farm

Overlay and Special District Information: None

Transportation

Thoroughfare: Valley Road

Existing Character: Local street; one lane in each direction

Proposed Changes: None known

Public Transit: None.

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

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

Service - Laboratory - Research: Minimum parking requirement - 1 per 1,000 square feet Gross Floor Area (GFA); Maximum parking requirement - 1 per 200 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.

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 Agribusiness/RIMSE Tier in the future land use component of the plan. The requested zoning is consistent with the future land use designation and the current development on the property. The infrastructure on the property is approximately 20,725 GFA.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands. The subject property is already developed and contains a San Antonio Water System's research laboratory.

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.

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. The purpose of the property is to benefit the city as a whole and research better practices for solar farms and other alternative energy sources.

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 9.190 acres in size, which reasonably accommodates the uses permitted in "L" zoning district, required parking and development standards such as building setbacks and landscape buffers for future development.

7. Other Factors:

The City of San Antonio purchased this property in 1981 and constructed the Environmental Laboratory on the property in 2004.