



City of San Antonio

Agenda Memorandum

File Number: 14-2594

Agenda Item Number: Z-10.

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 Z2014267

SUMMARY:

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District (2.289 acres), "UD AHOD" Urban Development Airport Hazard Overlay District (38.17 acres) and "RP AHOD" Resource Protection Airport Hazard Overlay District (94.691 acres)

Requested Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 21, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: 277 Timberlake, Ltd

Applicant: City of San Antonio (Development Services Department)

Representative: Brown & Ortiz, PC (James Griffin)

Location: 14903 Southwest Loop 410 (aka 720 West Loop 410)

Legal Description: Lots P-2, P-3 and P-100, NCB 11150 and CB 4283

Total Acreage: 135.15

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: None

Property Details

Property History: The City of San Antonio annexed 56.966 square miles in the south side of the city in 2003, all of which was given a limited purpose annexation agreement. The subject property was initially located within this limited purpose annexation area and in 2006 City Council approved to remove the limited purpose annexation designation and impose a full purpose annexation. Accordingly, the subject property was zoned “RP” Resource Protection, “UD” Urban Development and “C-3NA” General Commercial Nonalcoholic Sales and designated as Civic Center in the Heritage South Sector Plan. In August of 2014, a master plan amendment was approved to change the designation to General Urban Tier and the property directly south of the subject property was rezoned to “MI-1” Mixed Light Industrial.

Topography: The property contains a large water way, Ballasetal Lake, which occupies the majority of the subject property. The property is currently vacant and unplatted.

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: “UD” and “C-3NA”

Current Land Uses: Single-family residence, vacant land and open storage

Direction: South

Current Base Zoning: “FR” and “UD”

Current Land Uses: Vacant land

Direction: West

Current Base Zoning: “FBZ”

Current Land Uses: Vacant land

Overlay and Special District Information: 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: Loop 410 SW access road

Existing Character: Primary Arterial Type A; one lane in either direction

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The traffic generated by the proposed development exceeds 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 warehousing use.

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

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the existing “C-3NA”, “UD” and “RP” zoning designations.

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 (10-0) 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 General Urban Tier. The current designation is not consistent with the future land use designation; therefore a Master Plan Amendment was submitted requesting to change the land use designation to Agribusiness/RIMSE Tier. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands as long as the development provides the appropriate buffers to protect Ballasetal Lake.

3. Suitability as Presently Zoned:

The subject property is suitable as currently zoned due to the existing water features. However, rezoning this property provides a more cohesive zoning configuration given that this property would provide ingress/egress access to a large property directly south of it as well as provide for appropriate buffers and performance standards applicable to the “MI-1” zoning district.

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 135.15 acres in size, which reasonably accommodates the uses permitted in “MI-1” zoning district, required parking and development standards such as building setbacks and landscape buffers for future development.

7. Other Factors:

Development shall not hinder the water features presently on the site.