



City of San Antonio

Agenda Memorandum

File Number:15-2233

Agenda Item Number: 12.

Agenda Date: 4/7/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015124

SUMMARY:

Current Zoning: "C-3 R AHOD" Commercial, Restrictive Alcoholic Sales Airport Hazard Overlay District & "C-3 AHOD General Commercial Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: SRPFA/FM 78 San Antonio, LP

Applicant: Brown & Ortiz, PC

Representative: Brown & Ortiz, PC

Location: 5711 Farm to Market Road 78

Legal Description: Approximately 2.536 acres out of the South 100 feet of Lot 1 and Lot 9, NCB 17729

Total Acreage: 2.536

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: IH 10 East Perimeter Plan 29

Applicable Agencies: None

Property Details

Property History: The property was annexed on December 30, 1985 (Ordinance 61620) and classified the property to Temporary "R-1" Residential-Single Family District. On August 21, 1986 the property was rezoned to "B-3" Business District (Ordinance 63485) and "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3R" Commercial District Restrictive Alcoholic Sales & "C-3" General Commercial District.

Topography: Portion of the property is within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: "I-1 AHOD"

Current Land Uses: Sysco Food Service Office/Warehouse.

Direction: West and South.

Current Base Zoning: "OCL"

Current Land Uses: Outside City Limits

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: Farm to Market Road 78

Existing Character: Primary Arterial Type A

Proposed Changes: None

Thoroughfare: Tacco Street

Existing Character: Local

Proposed Changes: None

Public Transit: There is a VIA bus stop located one block south from the subject property at the intersection of Summer Fest St at Old Seguin Road.

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: Warehousing Minimum Parking Requirement: 1 per 5000 sf. GFA. Maximum Parking Requirement: 1 per 350 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-3R" & "C-3 AHOD" General Commercial zoning with a nonconforming use.

FISCAL IMPACT:

None.

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 property is located within the San Antonio International Airport Vicinity Land Use Plan. The applicant has applied to change the land use designation from Parks/Open Space and Light Industrial to General Industrial (PA15028). Staff & Planning Commission Recommended Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “I-1 AHOD” zoning district is appropriate for the subject property. The requested for “I-1 AHOD” will not have any negative effects on future development, but rather bring into conformance the land use and zoning classification. The subject property location along FM 78, a major transportation corridor, together with its close proximity to existing Industrial Uses and Industrial Zoning Designations make it appropriate for the “I-1 AHOD” General Industrial District. The subject zoning district is consistent with the adopted land use designation.

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.

6. Size of Tract:

The subject property is 2.536 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.