



City of San Antonio

Agenda Memorandum

File Number:15-2559

Agenda Item Number: 12.

Agenda Date: 4/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015148

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015. This case has been expedited to the May 7, 2015 hearing.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Prsall, LLC

Applicant: Prsall, LLC

Representative: Patrick W. Christensen

Location: 1900 Block of Gulfmart Drive

Legal Description: Lot 42, NCB 12100

Total Acreage: 2.235

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History:

The subject property was annexed by the City of San Antonio in 1956 and was originally zoned "J" Commercial District. Upon adoption of the 1965 Unified Development Code, the property converted to "I-1" General Industrial. A 2006 zoning case changed the zoning to the current "C-3 AHOD" General Commercial District. The property is currently vacant.

Topography:

The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Moving Services Facility

Direction: East

Current Base Zoning: C-3, I-1

Current Land Uses: Hotel and Apartments

Direction: South

Current Base Zoning: I-1

Current Land Uses: Storage Facility

Direction: West

Current Base Zoning: I-1

Current Land Uses: Building Materials Warehouse

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: Gulfmart Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Aero Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit:

VIA bus route 34-South St. Mary's Street stops at Roosevelt Avenue and School Street located one block east.

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:

Warehousing - Minimum Parking Requirement: 1 per 5,000 sq. ft. Gross Floor Area; Maximum Parking Requirement: 1 per 350 sq. ft. Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the "C-3" zoning district.

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 subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is identified as Light Industrial in the future land use component of the plan. The "L" Light Industrial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "L" Light Industrial District will not likely have an adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The subject property's current zoning designation is suitable.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 2.235 acres in size, which should reasonably accommodate the uses permitted in the "L" Light Industrial District.

7. Other Factors:

None.