



City of San Antonio

Agenda Memorandum

File Number:15-4026

Agenda Item Number: 13.

Agenda Date: 7/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015236 S

SUMMARY:

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

Requested Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Woodlake Land and Building LLC

Applicant: Woodlake Land and Building LLC

Representative: Benjamin F. Youngblood III

Location: 6430 Railway

Legal Description: Lot 18, Block 4, NCB 17730

Total Acreage: 9.020

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Planning Team: I-10 East Corridor Perimeter Plan - 29

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed into the City in 1985 and originally zoned “Temporary R -1”. A 1986 zoning case changed the zoning to “I-1” General Industrial District. The property is currently undeveloped.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Medical Services, Vacant Land

Direction: East

Current Base Zoning: C-3, I-1

Current Land Uses: Parking Lot, U-Haul Center, Vacant Land

Direction: South

Current Base Zoning: C-3

Current Land Uses: Restaurants, Auto Repair, Vacant Land

Direction: West

Current Base Zoning: C-3, I-1

Current Land Uses: Office/Warehouse, 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: Railway

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: Woodlake Center

Existing Character: Local Road

Proposed Changes: None known

Public Transit: VIA bus route 21-Kirby/Converse stops on Foster Road between Heritage Lake and FM 78.

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 typically determined by the type of use and building size. The zoning application refers to a Specific Use Authorization for Metal Products - Fabrication.

Minimum Parking Requirement: 1 per 1,500 square feet Gross Floor Area;

Maximum Parking Requirement: 1 per 300 square feet Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 I-10 East Corridor Perimeter Plan and is currently designated as Industrial in the land use component of the plan. The Plan states that industrial uses include heavy manufacturing, processing and fabricating businesses.

The requested “I-1” General Industrial base zoning district is consistent with the adopted land use designation and surrounding land use.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has not found any likely 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 9.02 acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.