



ZONING CASE: Z2004-148-1

City Council District No. 3 & 4

Requested Zoning Change

From: "DR,FR" To "MI-1"

Date: November 18, 2004

Scale: 1" = 3000'

Subject Property

200' Notification

G-5
p.717

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CASE NO: Z2004148-1

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004

Zoning Commission Meeting Date: November 02, 2004

Appeal: No

Council District: 3 and 4

Ferguson Map: 714 through 717

Applicant: City of San Antonio

Owner: Multiple Property Owners

Zoning Request: From DR Development Reserve District and FR Farm and Ranch District to MI-1 Mixed Light Industrial District as per exhibit

Property Location: P-4, P-4B, P-228, CB 4012; AND P-1A, P-125, CB 4013; AND P-8 CB 4180; AND P-2B, P-3A, P-3B, P-3H, P-15, P-15A, P-15B, CB 4187; AND P-2B, P-2C, P-2D, P-2E, P2J, CB 4188; AND P-14B, P-14C, P-14E, P-14L, P14M, P-18, P-18C, P42A, P42B, CB 4201

Property generally located south of the Medina River; at the intersections of State Hwy 16 and Loop 1604 South; Applewhite Road and Neal Road; and Pleasanton Road and Neal Road

Proposal: To remove temporary DR Development Reserve Zoning and apply an appropriate zoning classification to property recently placed in limited purpose annexation by the City of San Antonio.

Neighborhood Association: None

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

A. Inconsistent

The proposed zoning of MI-1 Mixed Light Industrial District is inconsistent with subject properties that currently have a land use designation of Agriculture. A land use plan amendment has been initiated to change the land use designation on these properties to Agriculture and Light Industry. The plan amendment is expected to be heard by the Planning Commission on October 27, 2004.

B. Denial

The existing use on the majority of the subject property is agricultural. There is some industrial and commercial activity along Highway 16.

The proposed rezoning would expand these current nodes of commercial/industrial uses along Highway 16 and add nodes of commercial/industrial uses along Applewhite Road and Pleasanton Road. On the Major Thoroughfare Plan, Highway 16 is classified as a Super Arterial and Applewhite and Pleasanton Roads are classified as Enhanced Secondary Arterials.

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The current zoning on the subject property is DR Development Reserve, with the exception of 3.6 acres that were zoned FR Farm & Ranch District on September 23, 2004. The DR Development Reserve District is a temporary zoning applied to recently annexed property.

Determining the appropriate zoning classification for the 6.4 square miles (4,102 acres) that have recently been placed under limited purpose annexation has been difficult. The subject property is part of a larger planning area that includes approximately 79 square miles (or 51,000 acres). The future land use plan of the planning area indicates high density uses along Loop 410, closer to the current San Antonio city limits with less intense uses and preservation of existing agriculture uses toward Loop 1604.

In addition to encouraging higher density development near Loop 410 where infrastructure capacity is greatest, the presence of a large manufacturing plant north of the subject property makes high density residential development inappropriate.

The majority of the 6.4 square miles were zoned on September 23, 2004 and were in accordance with the adopted land use plan for the area. The subject property was saved and excepted from the rezoning process at the property owners' request to allow further analysis of a higher intensity zoning classification than what was proposed.

The subject property contains large tracts of land that are currently undeveloped and/or used for agriculture purposes. Determining the appropriate future uses for this area is difficult due to the undeveloped nature and uncertainty about the pace of development that will occur throughout the entire 79 square miles recently dubbed "City South."

Should a re-evaluation of the land use plan for this area deem the proposed expansion of the industrial nodes consistent with the Southside Initiative Community Plan as a whole, and the plan amended, then staff would support approval of this zoning request.

Should the land use plan not be amended, then staff would recommend denial of the proposed zoning and approval of the Farm and Ranch District which would be compatible with current uses in the area. As development occurs southward from Loop 410, property owners could then request land use plan changes to allow more intense development as deemed appropriate for individuals and the community over time.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Trish Wallace 207-0215

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	1

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ZONING CASE NO. Z2004148-1 – November 2, 2004

Applicant: City of San Antonio

Zoning Request: “DR” Development Reserve District and “FR” Farm and Ranch District
to “MI-1” Mixed Light Industrial District.

City staff represented this case.

FAVOR

Flo Lambaria, stated she owns property on Highway 16 and Loop 1604 that is a retail nursery. She stated she is in support of this request. She feels this would be good for the community.

Staff stated there were 58 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner Grau to find inconsistency of the neighborhood plan.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
Avila, Stribling, Peel**

NAYS: None

RECUSED: McAden

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Grau to recommend approval contingent plan amendment.

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1. Property is located on P-4, P-4B, P-22B, CB, 4012 and P-1A, P-125, CB 4013 and P-8, CB 4180 and P-2b, P-3A, P-3B, P-3H, P-15, P-15A, P-15B, CB 4187 and P-2B, P-2C, P-2D, P-2E, P-2J, CB 4188 and P-14B, P-14C, P-14E, P-14L, P-14M, P-18, P-18C, P-42A, P-42B, CB 4201 located south of the Medina River at the intersection of State Highway 16 and Loop 1604 South, Applewhite Road and Neal Road and Pleasanton Road and Neal Road.
2. There were 58 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends denial.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
Stribling, Peel**

NAYS: None

RECUSED: McAden

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.