



City of San Antonio

Legislation Details (With Text)

File #: 15-5893

Type: Zoning Case

In control: City Council A Session

On agenda: 12/17/2015

Title: ZONING CASE # Z2015313 S (Council District 6): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and /or Processing on 7.08 acres out of NCB 18049 and NCB 18050 located at 7386 and 7416 Grissom Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment.(Associated Plan Amendment 15091)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015313 S_ Location Map, 2. Z2015313 S Site Plan, 3. Z2015313S Zoning Minutes, 4. Draft Ordinance, 5. DRAFT ORDINANCE, 6. Ordinance 2015-12-17-1089

Date	Ver.	Action By	Action	Result
12/17/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015313 S
(Associated Plan Amendment 15091)

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Authorization for Metal Recycling Entity with Outside Storage and /or Process

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2015

Case Manager: Erica Greene, Planner

Property Owner: LBT Enterprises

Applicant: Pulman, Cappuccio, Pullen, Benson, & Jones, LLP

Representative: Buck Benson

Location: 7386 and 7416 Grissom Road

Legal Description: 7.08 acres of land out of NCB 18050 and NCB 18049

Total Acreage: 7.08

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Community Plan -35

Applicable Agencies: None

Property Details

Property History:

The subject property was previously zoned “R-6” Residential Single-Family and “I-1” General Industrial District. A 2011 case zoned the subject property as “I-2 Heavy Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District.

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: C-3R, C-2 CD

Current Land Uses: Commercial building

Direction: West

Current Base Zoning: I-1

Current Land Uses: Auto Repair, A/C Service, Welding Service

Direction: South

Current Base Zoning: R-6

Current Land Uses: Leon Creek and Floodplain

Direction: East

Current Base Zoning: C-3, R-6

Current Land Uses: Auto Repair, Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare: Grissom Road

Existing Character: Primary Arterial

Proposed Changes: None

Public Transit: The nearest VIA bus route is #609 and located near the subject property on Ingram/Mainland.

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: The proposed zoning change will not change the parking requirements of the current uses since parking has already been established

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “I-2” Heavy Industrial District and “I-1” General Industrial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval, pending Plan Amendment.

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 West/Southwest Sector Plan, and is currently designated as Specialized Center and Suburban Tier in the future land use component of the plan. The applicant has requested a Plan Amendment to Specialized Center for the portion that is Suburban Tier. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “I-2” Heavy Industrial District base zoning district is appropriate for the subject property’s location. The adjacent properties are zoned “I-2” General Industrial District, which is compatible with surrounding businesses in the area.

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

6. Size of Tract:

The subject property totals 7.08 acres in size, which should reasonably accommodate the uses permitted in “I-2” Heavy Industrial District.

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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.