



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3252

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/8/2016

**Title:** (Continued from 05/11/16) PLAN AMENDMENT # 16038 (Council District 2): A request by Rafael Diaz & Branden Lopez, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by adding the "Heavy Industrial" future land use designation to the plan and changing the future land use of approximately 4.0148 acres out of NCB A-42, located at 300 & 326 Seguin Avenue from "Light Industrial" to "Heavy Industrial." Staff recommends Approval.(Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16038, 2. Aerial\_PA 16038, 3. PC Draft Resolution - PA 16038, 4. Text Amendment Document\_Add Heavy Industrial

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16038

(Associated Zoning Case Z2016142 S)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Update History:** November 4, 2010

**Current Land Use Category:** Light Industrial

**Proposed Land Use Category:** Text Amendment to Add Heavy Industrial and Designate as "Heavy Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 8, 2016. This case is continued from the May 11, 2016 hearing.

**Case Manager:** Mary Moralez-Gonzales, Planner

**Property Owner:** Leslie Hargis

**Applicant:** Zack Walter

**Representative:** Rafael Diaz & Branden Lopez

**Location:** 300 & 326 Seguin Street

**Legal Description:** 4.0148 acres of land out of NCB A-42

**Total Acreage:** 4.0148

**Notices Mailed**

**Owners of Property within 200 feet:** 42

**Registered Neighborhood Associations within 200 feet:** Government Hill Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Seguin Street

**Existing Character:** Local Road

**Proposed Changes:** None

**Public Transit:** VIA bus route #21 stops at the corner of IH-35 Access Road and Tilden Street near the subject property.

**ISSUE:**

**Plan Adoption Date:** September 20, 2001

**Update History:** November 4, 2010

**Goal:** Land Use/Revitalization

2.1 Redevelop and revitalize the neighborhood.

**Comprehensive Land Use Categories**

**Light Industrial:** Light Industrial includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Sites developed in this category should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, auto paint and body shops, building contractor's suppliers and warehousing. Light industrial should be located for convenient access to primary arterials or higher order roadways or railway lines.

**Example Zoning Districts:** O-2, C-3, L, BP, I-1

**Comprehensive Land Use Categories: Proposed Text Amendment**

**Heavy Industrial:** General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

**Example Zoning Districts:** L, I-1, I-2

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Light Industrial

**Current Use**

Recycling Center

North

**Future Land Use Classification**

Medium Density Residential and Neighborhood Commercial

**Current Use**

Residential and Vacant Commercial

East

**Future Land Use Classification**

Light Industrial

**Current Use**

Vacant Industrial

South

**Future Land Use Classification**

None

**Current Use**

Railroad

West

**Future Land Use Classification**

Light Industrial

**Current Use**

Parking Lot, Office Use and Vacant Commercial

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment and associated zoning change in order to rezone to "I-2 S EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District in order to add the Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing. The subject property is an existing recycling facility. It is adjacent to the railroad, an area that is designated by the Government Hill Neighborhood Plan to locate industrial uses. The requested text amendment to add the Heavy Industrial land use classification to the Government Hill Plan classification and to change the subject property from Light Industrial to Heavy Industrial, supports the Government Hill Neighborhood Plan's objectives of establishing land use patterns that are responsive to the existing land uses and provides the necessary improvements to enable redevelopment.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The text amendment to add the Heavy Industrial land use classification and to amend the land use classification of the subject property from Light Industrial to Heavy Industrial to seek the appropriate "I-2 S" Heavy Industrial District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing base zoning district. The proposed amendment to Heavy Industrial land use classification is adjacent to the railroad, an area that is designated by the Government Hill Neighborhood Plan to locate industrial uses and meets the goals of the Government Hill Neighborhood Plan by establishing land use patterns that are responsive to the existing land uses and provides the necessary improvements to enable redevelopment.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016142 S

Current Zoning: "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District

Proposed Zoning: "I-2 S EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing

Zoning Commission Hearing Date: May 17, 2016