



City of San Antonio

Legislation Details (With Text)

File #: 13-782

Type: Zoning Case

In control: City Council A Session

On agenda: 1/16/2014

Title: ZONING CASE # Z2013180 S (District 2): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867 located at 4818 Interstate Highway 10 East. Staff recommends approval. Zoning Commission recommends denial. (Continued from November 7, 2013)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2013-180 S, 2. Z2013180 S_Site Plan, 3. Z2013180 S, 4. Draft Ordinance

Date	Ver.	Action By	Action	Result
1/16/2014	1	City Council A Session		
11/7/2013	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2013180 S

SUMMARY:

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

Requested Zoning: "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 1, 2013

Case Manager: Pedro Vega, Planner

Property Owner: Nardis Investments Co. (by J. Greg Thurmon, President)

Applicant: Nardis Investments Co. (by J. Greg Thurmon, President)

Representative: Jack Thurmon

Location: 4818 Interstate Highway 10 East

Legal Description: 2.01 acres out of NCB 12867

Total Acreage: 2.01

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Cherry Hills, I-10, & Houston Street Corridor Neighborhood Association

Planning Team Members: 24-Eastern Triangle Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1957 and was originally zoned “A” Single Family Residence District. In a 1969 case, the property was rezoned to “I-1” Light Industry District. In 1983, 1.838 acres was rezoned to “I-2” Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “I-1” General Industrial District and “I-2” Heavy Industrial District, respectively. The subject property is not platted in its current configuration. The property developed with warehouse and office space measuring 36,564 square feet in size that was constructed in 1950 and enlarged in 1984, 1986 and 2005.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “I-1” and “I-2”

Current Land Uses: Vacant Land, Warehouses, Parking Lots and Distribution Centers

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: Interstate Highway 10 East

Existing Character: Expressway; four lanes in each direction with three-lane access roads

Proposed Changes: None known.

Thoroughfare: Stout Drive

Existing Character: Local Street; one lane in each direction with center medians, and sidewalks

Proposed Changes: None known.

Public Transit: The VIA numbers 550 and 551 bus lines operate along WW White Road, west of the subject

property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because 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.

Ammunition - Manufacturing, Loading and Storage - Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA).

ALTERNATIVES:

A denial of this zoning request would result in the subject property retaining the current heavy industrial zoning classification, prohibiting the proposed Specific Use Authorization for Ammunition Manufacturing, Loading and Storage

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. The Zoning Commission has twice held a public hearing and was unable to reach a majority vote; such action shall be deemed to be a negative recommendation.

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 Eastern Triangle Community Plan and is currently designated as Industrial in the future land use component of the plan. The requested base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. 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.

3. Suitability as Presently Zoned:

Both the current and proposed base zoning districts are appropriate for the area. The subject site is located in an area described as having a more industrial character, including a combination of light and heavy industrial uses, service businesses and distribution uses. It is also situated near the Interstate Highway 10 East and Northeast Loop 410 interchange.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The area has long served as an industrial center and is the most appropriate location for intense manufacturing uses.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The zoning request and proposed use is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The required site plan shows no new construction, as the existing office/warehouse use is meant to remain in place. The requested Specific Use Authorization is intended to accommodate ammunition packing in conjunction with an indoor firing range, gunsmith services, and firearm safety training. The subject property is of sufficient size to accommodate the existing and proposed uses, along with the required parking.

7. Other Factors:

Nardis is located in an industrial area completely separated from any residential neighborhoods.