



City of San Antonio

Legislation Details (With Text)

File #: 15-5370

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 10/28/2015

Title: PLAN AMENDMENT # 16001 (Council District 4): A request by Joseph Alex Salas, for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, with a text amendment to create a "Heavy Industrial" land use category with a corresponding amendment to include an "I-2" Heavy Industrial zoning district and by changing the future land use classification of approximately 89.816 acres of land out of NCB 18045 located at 8189 Nelson Road from "Agricultural" to "Heavy Industrial." Staff recommends Approval. (Mary Gonzales, Planner (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16001, 2. Aerial-PA 16001, 3. PA16001 UnitedSWPlan_2011_HeavyIndustrial, 4. PC Resolution- PA 16001

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 16001

(Associated Zoning Case Z2016007)

SUMMARY:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 4, 2005

Plan Update History: June 16, 2011

Current Land Use Category: Agricultural Land Use

Proposed Land Use Category: Add the Heavy Industrial Land Use Category to the Plan and to include "I-2" as a related zoning district for the Heavy Industrial land use classification

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 28, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Alamo Commercial Properties (Joseph Alex Salas, Manager)

Applicant: Joseph Alex Salas

Representative: Joseph Alex Salas

Location: 8189 Nelson Road

Total Acreage: 89.816

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: United Southwest Communities Planning Team - 29

Applicable Agencies: None

Transportation

Thoroughfare: Nelson Road

Existing Character: Public road; one lane in each direction.

Proposed Changes: None

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: June 16, 2011

Update History: None

Plan Goals: Goal 1 - Economic Development: Attract new businesses, services and retail establishments to the United Southwest Communities.

Comprehensive Land Use Categories

Agricultural: Agricultural uses provide primarily for the preservation of crop agriculture, ranching and related agri-business practices. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses. Limited commercial uses directly serving agricultural uses, such as farmers markets, feed stores, nurseries and bed and breakfasts are permitted. Certain non-agricultural uses, such as schools, places of worship and parks, are also appropriate for this category.

Example Zoning Districts: FR, RP

Comprehensive Land Use Categories

Heavy Industrial: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Examples of heavy industrial uses are functional quarries, oil and gas facilities, as well as large-scale recycling facilities. Residential uses and other less intense uses should be separated with landscape buffers.

Example Zoning Districts: I-2

Land Use Overview

Subject Property

Future Land Use Classification

Agricultural

Current Use

Recycling Facility

North

Future Land Use Classification

Agricultural

Current Use

Vacant

East

Future Land Use Classification

Agricultural

Current Use

Vacant

South

Future Land Use Classification

Agricultural

Current Use

Vacant, Railroad

West

Future Land Use Classification

Agricultural, Parks/Open Space

Current Use

City of San Antonio Nelson Gardens Brush Recycling Center

LAND USE ANALYSIS:

The subject property is designated Agricultural and the surrounding land use designations are Agricultural, Parks/Open Space and Low Density Residential. The subject property is currently zoned “R-6” which is inappropriate for the current use of the subject property as a recycling facility and the other surrounding industrial uses. This text amendment to create a Heavy Industrial land use category and the corresponding amendment to include an “I-2” Heavy Industrial zoning district allows an option for applicants to request a more intense industrial district in the plan area. Given that there are no properties with the heavy industrial land use category, any applicant requesting to rezone to “I-2” within this plan will be required to amend the land use plan to heavy industrial land use, allowing for more opportunity for public input.

The current use on the property of a recycling facility is a non-conforming use and as such are unable to expand or make substantial improvements to the property. Rezoning will allow for the use to come into compliance with current code.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the United Southwest Communities Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. The proposed text amendment to create a Heavy Industrial land use category with a corresponding amendment to include an “I-2” Heavy Industrial zoning district will allow any applicant the ability to request a request a more intense industrial district in the plan area with more opportunity for public input, as well as bring an existing non-conforming recycling facility into compliance with the current code.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016007

Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 3, 2015