



City of San Antonio

Legislation Details (With Text)

File #: 16-3082

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/17/2016

Title: ZONING CASE # Z2016142 S (Council District 2): A request for a change in zoning from "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District to "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 on 4.0148 acres out of NCB A-42, located at 300 and 326 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16038)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-142 Location Map, 2. Z2016-142 (PA16038)_Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016142 S

(Associated Plan Amendment 16038)

SUMMARY:

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

Requested 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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2016

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 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 Alliance Neighborhood Association

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was within the City of San Antonio boundaries in 1938 and was originally zoned "L" First Manufacturing District. Upon adoption of the 1965 Unified Development Code, the zoning 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, I-2

Current Land Uses: Residential and Vacant Industrial

Direction: South

Current Base Zoning: None

Current Land Uses: Railroad

Direction: East

Current Base Zoning: I-1, I-2

Current Land Uses: Vacant and Residential

Direction: West

Current Base Zoning: I-2

Current Land Uses: Parking Lot and Vacant Industrial

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.

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and

to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: Seguin Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus route #21 stops along Interstate 35 Frontage Road between Calhoun Street and Benton Street.

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 application refers to a metal recycling with outside storage and/or processing. Minimum - 1 space per 1500 square feet of gross floor area (GFA). Maximum - 1 space per 600 square feet of gross floor area (GFA).

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the current zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval with recommended conditions, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The applicant is applying for a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing. The property is located within the Government Hill Neighborhood Plan and the property is currently designated as “Light Industrial” in the future land use component of the plan. In order to make the proposed request consistent with the Plan, the applicant has submitted an application for a text amendment to create the “Heavy Industrial” land use classification and to designate the subject property as “Heavy Industrial.” Staff recommends approval. Planning Commission continued until June 8, 2016

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is currently zoned and used as a recycling facility and is adjacent to other industrial zoning and uses.. The applicant is requesting the “S” Specific Use Authorization to include the metal recycling component for the facility’s operation.

3. Suitability as Presently Zoned:

The current zoning is compatible with the surrounding land uses and zoning designations. The subject property

has close access to the highway and is located adjacent to a railroad line which makes the transport of recycled materials efficient in terms of reducing the local roads that the trucks must travel to reach the recycling facility.

4. Health, Safety and Welfare:

Staff has recommended conditions that will promote the health, safety and welfare of nearby residents.

5. Public Policy:

The zoning request is in conformance to the Government Hill Neighborhood Plan's goal of locating industrial uses adjacent to major arterials and/or railroad lines.

6. Size of Tract:

The subject property is 4.0148 acres in size and will accommodate the proposed zoning and meet the required parking.

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

Should the Specific Use Authorization be approved, staff recommends the following conditions:

1. An six feet solid screen fence is required around the property that abuts residential property and local roads.
2. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
3. Outdoor amplification of speakers are not allowed during the hours of 7 p.m. and 7 a.m.
4. Back-up alerts on all vehicles shall be disengaged between the hours of 7 p.m. and 7 a.m.
5. No processing, loading or unloading of materials, and/or machinery use between the hours of 7 p.m. and 7 a.m.
6. No truck with trailers shall be permitted to enter or exit the property between the hours of 7 p.m. and 7 a.m.