



City of San Antonio

Legislation Details (With Text)

File #: 16-4385
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/16/2016
Title: ZONING CASE # Z2016205 S (Council District 2): A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for a Used Auto Parts Recycler on 8.351 acres out of NCB 17332, located at 5834 IH 10 East. Staff recommends Denial. (Associated Plan Amendment 16058)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016205 S Location Map, 2. Z2016205 S 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 Z2016205 S
(Associated Plan Amendment 16058)

SUMMARY:

Current Zoning: "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for a Used Auto Parts Recycler

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Erica Greene, Planner

Property Owner: Theissen Family Ltd. Partnership

Applicant: Theissen Family Ltd. Partnership

Representative: Patrick Christensen

Location: 5834 IH 10 East

Legal Description: 8.351 acres out of NCB 17332

Total Acreage: 8.351

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. The majority of the subject property was zoned "BP" Business Park. Upon adoption of the 2001 Unified Development Code, the previous base zoning district remained "BP" Business Park District. A 1986 case zoned a portion of the subject property as "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial 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-3

Current Land Uses: Tire Shop

Direction: West

Current Base Zoning: I-2 S & I-2 S

Current Land Uses: Salvage yard

Direction: South

Current Base Zoning: L

Current Land Uses: Military Air Field

Direction: East

Current Base Zoning: L

Current Land Uses: Vacant Land

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: East IH 10

Existing Character: Freeway

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #25 within walking distance of the subject property.

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: Processing: Used Automotive Parts Recycler requires a minimum of 1 per employee and a maximum is not applicable.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial

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 I-10 East Corridor Plan, and is currently designated as Community Commercial in the future land use component of the plan. The requested "I-2" Heavy Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Suburban Tier to General Urban Tier. Staff has recommended denial. Planning Commission has recommended 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 "BP" and "C-3" base zoning district is not consistent with the future land use designation. The requested zoning district of "I-2" is not appropriate for the subject property's location.

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 appear to conflict with land use goals and strategies to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric because it will significantly alter the land use pattern or character of the immediate area due to saturation of auto recycler uses into the neighborhood.

6. Size of Tract:

The subject property totals 8.351 acres in size, which should reasonably accommodate the uses permitted in “I-2” Heavy Industrial District.

7. Other Factors:

The applicant requests this zoning change to allow for expansion of the existing auto parts recycling facility on the subject property. The properties located around the subject property are saturated with other recycler and intense industrial uses.