



City of San Antonio

Legislation Details (With Text)

File #: 16-5352
Type: Plan Amendment
In control: Planning Commission
On agenda: 10/26/2016
Title: PLAN AMENDMENT #16083 (Council District 5): A request by Robert Flores, for approval of a resolution to amend the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by adding the Heavy Industrial Future Land Use Category that allows for "I-1" General Industrial District and "I-2" Heavy Industrial District zoning categories and by changing the future land use of Lot 8 and 9, Block 1, NCB 6439, located at 313 and 315 Frio City Road, from "Low Density Mixed Use" to "Heavy Industrial". Staff recommends Denial with an Alternate Recommendation. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016271 S)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA 16083 Adopted and Proposed LU Maps, 2. PA 16083 Aerial Map, 3. PC Resolution- PA 16083

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 16083
(Associated Zoning Case Number Z2016271 S)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Current Land Use Category: Low Density Mixed Use

Proposed Land Use Category: Text amendment to create a Heavy Industrial land use category with a corresponding amendment to include "I-1" General Industrial and "I-2" Heavy Industrial zoning districts and to change the land use classification to Heavy Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 26, 2016

Case Manager: Erica Greene, Planner

Property Owner: Roberto Flores

Applicant: Roberto Flores

Representative: Roberto Flores

Location: 313 and 315 Frio City Road

Legal Description: Lots 8 and 9, Block 1, NCB 6439

Total Acreage: 0.16 acres

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: San Juan Gardens Neighborhood Association and Collins Garden Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Frio City Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit:

VIA bus route #62 is within walking distance of the subject property.

ISSUE:

Plan Adoption Date: May 3, 2007

Update History: None

Goal 17: Support existing and future businesses

Comprehensive Land Use Categories

Low Density Mixed Use: Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure). Compatibility between commercial and residential uses. Shared parking located to rear of structure, limited curb cuts. Monument signs encouraged. Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops.

Example Zoning Districts:

R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1

Comprehensive Land Use Categories: Proposed

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-1, I-2

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Mixed Use

Current Use

Commercial Business

North

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

East

Future Land Use Classification

Low Density Mixed Use

Current Use

Single-Family Residences

South

Future Land Use Classification

UZROW

Current Use

UZROW

West

Future Land Use Classification

Low Density Mixed Use

Current Use

Commercial Business

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to bring an existing business into zoning compliance. The subject property, Pecan House Recycling, is a small lot that faces a railroad track. The general surrounding conditions, which include commercial and single-family uses, do not make it appropriate for the Heavy Industrial land use classification. However, because of its close proximity to a railroad track, a Light Industrial land use Classification would be a more appropriate use for the subject property.

The land use category and associated zoning district is lacking in the Guadalupe Westside Community Plan. A text amendment request to include a Heavy Industrial land use classification would include “I-1” General Industrial and “I-2” Heavy Industrial base zoning districts in the Guadalupe Westside Community Plan. Additionally, this would provide options for all zoning districts within the plan.

ALTERNATIVES:

1. Recommend denial of the proposed amendment and approval of the land use to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval of the Text Amendment to add a Heavy Industrial land use category which supports both “I-1” General Industrial District and “I-2” Heavy Industrial District. Staff recommends denial of the change to Heavy Industrial but has an alternate recommendation of Light Industrial.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016271 S

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: November 1, 2016