



City of San Antonio

Legislation Details (With Text)

File #: 16-5557
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/1/2016
Title: ZONING CASE # Z2016271 S (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing on Lots 8 and 9, Block 1, NCB 6439, located 313 and 315 Frio City Road. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16083)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016271 S Location Map, 2. Z2016271 S Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016271 S
(Associated Plan Amendment 16083)

SUMMARY:

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

Requested 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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 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

Notices Mailed

Owners of Property within 200 feet: 36

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1965 and was previously zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" Light Industrial District. In 2002, Ordinance 96343 rezoned a portion of the subject property to "R-4" Residential Single-Family.

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: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: UZROW

Current Land Uses: Frio City Road, Railroad Tracks

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

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: 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.

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: Metal Recycling Entity Minimum Vehicle Spaces: 1 per employee. Maximum Vehicle Spaces: N/A

ISSUE:

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 the “I-1” General Industrial and “I-2” Heavy Industrial base zoning districts in the Guadalupe Westside Community Plan and would provide options for all zoning districts.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with Alternate Recommendation of Approval for “I-1 S AHOD” Light Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity without Outside Storage and/or Processing.

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 Guadalupe Westside Community Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “I-2 S” Heavy Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Heavy Industrial. Staff and Planning Commission recommended approval of an alternate recommendation of the “Light Industrial” land use designation and inclusion of the Heavy Industrial Land Use Category.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request because the “I-2 S” Heavy Industrial base zoning district is too intense of use for an area that includes single-family and commercial uses.

3. Suitability as Presently Zoned:

The current "R-4 AHOD" base zoning district is appropriate for the subject property’s location. The requested zoning district of "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing is not appropriate for the subject property’s location because of the close proximity to a residential neighborhood. An “I-1 S” Light Industrial base zoning is a lesser intense base zoning which will allow for no outside storage.

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 not appear to conflict with land use goals and strategies of the Guadalupe Westside Plan to support existing and future businesses. However, the “I-2 S” Heavy Industrial base zoning district is too intense of use for an area that includes single-family and commercial uses.

6. Size of Tract:

The subject property totals 0.16 acres in size, which should reasonably accommodate the uses permitted in “I-2 S” Heavy Industrial District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing.

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

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.

Staff recommends "I-1 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity without Outside Storage and/or Processing with the following conditions:

1. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.
2. Solid screen fencing adjacent to residential zoning and uses.