



City of San Antonio

Legislation Details (With Text)

File #: 17-4112

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/18/2017

Title: ZONING CASE # Z2017188 S (Council District 5): A request for a change in zoning from "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Non-Governmental Airport to "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Facility with outdoor storage and processing on 5.973 acres of NCB 11304 and NCB 8785, located at 438 N. Tayman Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Plan, 2. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2017188 S

SUMMARY:
Current Zoning: "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Non-Governmental Airport

Requested Zoning: "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Facility with outdoor storage and processing

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 18, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Port Authority of San Antonio

Applicant: Nathan Lester

Representative: Juan Antonio Flores

Location: 438 N Tayman Street

Legal Description: 5.973 acres of NCB 11304 and NCB 8785

Total Acreage: 5.973

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: Office of Historic Preservation, Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the city limits by Ordinance 1259, dated August 3, 1944. The subject property was rezoned from "I-1" General Industrial and "MR" Military Reserve to "MI-2 S" Mixed Heavy Industrial with a Specific Use for a Non-Governmental Airport, which was established by Ordinance 2006-01-12-62, dated January 12, 2006.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MI-2

Current Land Uses: Electric Vehicle Charging Station

Direction: East

Current Base Zoning: MI-2

Current Land Uses: Flea Market

Direction: South

Current Base Zoning: MI-2

Current Land Uses: Parking Lot

Direction: West

Current Base Zoning: MI-2

Current Land Uses: Parking Lot/Vacant

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: Red Horse Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Lawrence Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Barnett Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There is no VIA bus routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

The minimum parking requirement for a Metal Recycling Facility is 1 parking space per employee.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a ½ mile of Port San Antonio Regional Center and within a ½ of a mile of General McMullen-Babcock Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. Consistency:

The subject property is not within any approved Neighborhood, Community, Perimeter or Sector Plan, therefore finding consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as adjacent properties carry similar zoning.

3. Suitability as Presently Zoned:

The current "MI-2" Mixed Heavy Industrial District is an appropriate base zoning for the property. The surrounding properties are zoned "MI-2" and all of the surrounding uses are industrial in nature.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested

zoning change is requested in order to construct a Metal Recycling Facility, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 5.973 acres which will reasonably accommodate a Metal Recycling Facility to include outdoor storage and 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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.