



City of San Antonio

Legislation Details (With Text)

File #: 17-5382
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/3/2017
Title: ZONING CASE # Z2017270 S (Council District 6): A request for a change in zoning from "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 with Outdoor Storage on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17080)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case 2017270 S
(Associated Plan Amendment 17080)

SUMMARY:

Current Zoning: "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 with Outdoor Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Apache Land Corporation

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 7510 Grissom Road

Legal Description: Lot P-200 and Lot P-201, NCB 18049

Total Acreage: 7.332 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Parks and Planning Department

Property Details

Property History: The subject property was annexed on December 30, 1985 (Ordinance 61629) and was zoned "Temp R-1" One Family Residence District. The property was then zoned to the current "I-1" Light Industrial District on April 14, 1988 (Ordinance 66955).

Topography: A portion of the property falls within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Retail, RV Storage and Outdoor Parking

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Leon Creek Greenway, Residential

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Recycling Center

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Plumbing Storage and Office Space

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: Grissom Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Timberhill Street

Existing Character: Collector Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #609 and 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: Parking is determined by use. The minimum requirement for the requested use at minimum is 1 space per employee.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current zoning of "I-1" General Industrial District allows heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property falls within the Huebner -Grissom Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval with 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 property is located within the West/Southwest Sector Land Use Plan, and is currently designated as "Suburban Tier" 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 is seeking a plan amendment which will align with the adjacent properties and their uses. Staff recommends Approval. Planning Commission continued to October 25, 2017.

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 the request for "I-2" base zoning district is consistent with the abutting property to the East.

3. Suitability as Presently Zoned:

The current "I-1" base zoning district is appropriate for the subject property's location, as well as the requested "I-2" base zoning district, which is largely developed with industrial uses. The current nonconforming use for recycling for the subject property limits improvements. The request for Heavy Industrial will allow for the appropriate renovations that further support the land use plan to enhance properties. The Specific Use Authorization also allows for additional conditions to be recommended that will better protect the creek way

than its current use.

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 any public policy as it supports the West/Southwest Sector Land Use Plan to upgrade and enhance property that is declined, is currently vacant or underutilized.

Relevant Goals, Policies and Actions of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF Goal 6: Growth and city form support community health and wellness.

GCF Goal 7: Development practices that minimize mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

GCF P31: Promote development that leverages and protects the public's investment in major green infrastructure and natural resources projects (e.g., the San Antonio River Improvements Project and other creek and trail restoration projects). (See also PFCS P9)

H P19: Develop specific land use and action plans for regional centers and transit corridors that support housing, a mix of uses and higher-density development, and that discourage lower-density uses.

JEC P21: Cluster business within similar and compatible industries and public institutions geographically to encourage increased interaction and collaboration.

JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors.

PFCS P9: Promote development that leverages and protects the public's investment in major green infrastructure and natural resources projects (such as the San Antonio River Improvements Project and other creek and trail restorations projects). (See also GCF P31)

6. Size of Tract:

The subject property totals 0.619 acres in size which appropriately accommodates uses permitted in "I-2" base zoning districts.

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.

The purpose for the Specific Use Authorization is to allow for metal recycling which is ancillary to the primary business.

The following conditions are recommended:

- Neither structure nor outside storage shall be permitted within the floodplain area of the subject property.
- Incorporate Low Impact Development practices.
- Hours of operation: No earlier than 9:00 a.m. and no later than 5:30 p.m.
- Permitted delivery and shipping times: No earlier than 10:00 a.m. and no later than 4:00 p.m.
- Provide a solid screen fence and Type C buffer adjacent to greenway.
- No metal recycling in the rear 100 feet (along the creek way) and any metal recycling should be conducted indoors.