



City of San Antonio

Legislation Details (With Text)

File #: 18-3291

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/15/2018

Title: ZONING CASE # Z2018127 S (Council District 3): A request for a change in zoning from "I-1" General Industrial District to "L S" Light Industrial District with Specific Use Authorization for Outside Storage (Open with No Screening Required) on 14.63 acres out of NCB 10846 and "I-2" Heavy Industrial District on 0.5739 acres out of NCB 10846, located at 7500 S WW White. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2018127 S

SUMMARY:
Current Zoning: "I-1" General Industrial District

Requested Zoning: "L S" Light Industrial District with Specific Use Authorization for Outside Storage (Open with No Screening Required) on 14.63 acres out of NCB 10846 and "I-2" Heavy Industrial District on 0.5739 acres

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 15, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Delhi Services, LLC

Applicant: Jason McCullar

Representative: Brown & Ortiz, P.C.

Location: 7500 S WW White Road

Legal Description: 15.21 acres out of NCB 10846

Total Acreage: 15.21

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1985 and was zoned “I-1” Light Industrial District by Ordinance 70570. Upon the adoption of the 2001 Unified Development Code, the previous “I-1

Converted to the current “I-1” General Industrial District.

Topography: A portion of the property is within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, C-3

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: I-1, NP-10

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-3, I-1

Current Land Uses: Vacant Lot, Parking Lot, Southwest Texas Sign Services, Inc Reliance Truck and Equipment, Bartek Construction

Overlay and Special District Information: None.

Transportation

Thoroughfare: S WW White Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance from 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: Minimum vehicle spaces-1 per 1,500 sf GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The Light Industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company. The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is or within a Regional Center or a Premium Transit Corridor.

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 property is not located within any Sector, Neighborhood, or Community Plan, therefore a finding of 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. The applicant proposes to use the site for shingle recycling. The grinder will be located on a carved out piece of the property, and the remainder of the property will have a Specific Use Authorization for Outside Storage with conditions.

3. Suitability as Presently Zoned:

The current "I-1" base zoning district is appropriate for the subject property's location; however, a downzoning from "I-1" to "L" is encouraged as it decreases the intensity of uses.

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 objective.

6. Size of Tract:

The subject property totals 15.27 acres in size, which reasonably accommodates the uses permitted in “L” Light Industrial District and “I-2” Heavy Industrial District.

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

If approved the following conditions are recommended:

1. No access for delivery or pick-up of materials or large equipment allowed from South W.W. White Road.
2. No metal debris (i.e. nails or washers) to be located on or around entry road area.
3. Hours of operation from 6:30 a.m. to 5:30 p.m.
4. A maximum shingle storage height limitation. *Staff is working with the Fire Code Division and Code Enforcement Division to determine an appropriate shingle storage height.*
5. Landscaping buffer yard and solid screen fencing between site and adjacent properties to the west, as shown on zoning site plan.