



City of San Antonio

Legislation Details (With Text)

File #: 19-4021

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/21/2019

Title: ZONING CASE Z-2019-10700074 (Council District 10): 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 Forging - Ammunition Manufacturing on 3.303 acres out of NCB 16584, located in the 6900 block of North Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600020) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

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: 10

SUBJECT:

Zoning Case Z-2019-10700074
(Associated Plan Amendment Case PA-2019-11600020)

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 Forging - Ammunition Manufacturing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2019

Case Manager: Mirko A. Maravi, Planner

Property Owner: Nardis Investment Co.

Applicant: Nardis Investment Co.

Representative: Greg Thurmon and Jack Thurmon

Location: 6900 block of North Loop 1604 East

Legal Description: 3.303 acres out of NCB 16584

Total Acreage: 3.303

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 61622, dated December 30, 1985 as Temporary "R-1" Single Family Residence District. The subject property was rezoned from Temporary "R-1" Single Family Residence District to "I-1" Light Industrial District by Ordinance 82056, dated April 13, 1995. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "I-1" Light Industrial District converted to the current "I-1" General Industrial District.

Topography: The rezoning area does not include any abnormal physical features such as slope or incursion in a flood plain. The property has incursions in the flood plain but not in the location of the proposed site.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "QD S"

Current Land Uses: Railroad, Vacant

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Rolling Oaks Mall

Direction: East

Current Base Zoning: "ROW"

Current Land Uses: North Loop 1604

Direction: West

Current Base Zoning: "C-3" and "C-3R"

Current Land Uses: Vacant

Overlay and Special District Information:

"AHOD"

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: E Loop 1604 N

Existing Character: Principal
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 640, 641 and 642

Traffic Impact: A 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 Ammunition - manufacturing, loading and storage is 1 space per 1,500 square feet.

ISSUE:
None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-1”. This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Rolling Oaks Regional Center and located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “I-2 S” base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment to “Specialized Center”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “I-2” Heavy Industrial is more intense than the existing “I-1”. However the addition of the “S” Specific Use Authorization allows consideration of any necessary specifications in relation to the proposed use.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

- Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- Goal LU-3.3: Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City’s diversified business targets through land use guidance and economic incentives.

6. Size of Tract:

The subject property is 3.303 acres, which could reasonably accommodate “I-2 S” uses.

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.