



City of San Antonio

Legislation Details (With Text)

File #: 20-2620

Type: Zoning Case

In control: City Council A Session

On agenda: 4/2/2020

Title: ZONING CASE Z-2020-10700021 S (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication on 0.2599 acres out of NCB 6615, located at 102 Jon Ann Street. Staff recommends Denial. Zoning Commission recommends Approval with a Condition.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Field Notes, 6. Ordinance 2020-04-02-0231

Date	Ver.	Action By	Action	Result
4/2/2020	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2020-10700021 S

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2020

Case Manager: Patricia Franco, Planner

Property Owner: James Poole

Applicant: James Poole

Representative: James Poole

Location: 102 Jon Ann Street

Legal Description: 0.2599 acres out of NCB 6615

Total Acreage: 0.2599

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Uptown Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and was originally zoned “L” First Manufacturing District. The subject property was rezoned by Ordinance 86704, dated September 25, 1997, to “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the properties zoned “I-1” converted to the current “I-1” General Industrial District.

Topography: The subject 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: “I-1”, “UZROW”

Current Land Uses: Warehouse

Direction: South

Current Base Zoning: “L”

Current Land Uses: Vacant lot

Direction: East

Current Base Zoning: “UZROW”, Railroad, “C-2” “C-3NA” and “R-6”

Current Land Uses: small businesses and single family residential homes

Direction: West

Current Base Zoning: “UZROW”

Current Land Uses: N/A

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: Culebra Road

Existing Character: Minor

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 82, 88, 282 and 288

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for metal products - fabrication manufacturing business is 1 space per 1,500 square foot of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Current: The existing “I-1” General Industrial district accommodates areas of 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.

Proposed: The existing “I-1” General Industrial district accommodates areas of 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. The proposed “S” Specific Use Authorization also allows consideration of a metal products -fabrication manufacturing

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Downtown Regional Center and is located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission (9-0) recommends Approval with a Condition for No Outside Storage.

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 Midtown Area Regional Center Plan and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “I-1” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested change to add the Specific Use Authorization for Metal Fabrication would maximize the potential impacts of the existing “I-1” General Industrial District on the neighboring properties. “I-1” generally allows more intense industrial uses which may have more noise, pollution and heavy truck traffic.

3. Suitability as Presently Zoned:

The current “I-1” Industrial District is an appropriate zoning for the property and surrounding area. The proposed base zoning district of “I-1” is also appropriate for the surrounding area. The proposed Specific Use Authorization for a Metal Products - Fabrication Manufacturing is required because this use has unique characteristics or potential impacts that require additional consideration. This is not a use that is permitted by right in “I-1” and so the location, surrounding uses and potential conditions should be considered.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare due to the intensity of a higher industrial use within close proximity to a residential subdivision.

5. Public Policy:

The proposed rezoning appears to conflict with the following goals, principles and objectives of the Midtown Area Regional Center Plan:

Goal 1: Preserve Midtown’s Distinct Character

- Preserve the Midtown Area’s essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.
- Continue to nurture the Midtown Area’s identity as a welcoming place for diverse families

Goal 2: Connect Neighborhoods and Destinations

- Improve sidewalks and trails to safely connect regional destinations, neighborhoods, transit, employment, shopping, schools, and green spaces.
- Improve connections across busy roads like San Pedro Avenue and highways like I-10, and make walking comfortable and enjoyable with lighting, trees, and slower traffic.

Goal 6: Improve Pedestrian- and Transit-Oriented Retail and Services

- Encourage building maintenance and renovations to beautify commercial corridors and create walkable, active street areas next to buildings.

6. Size of Tract:

The subject property is 0.2599 acres, which could reasonably accommodate industrial use.

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.