



City of San Antonio

Legislation Details (With Text)

File #: 20-3058

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/5/2020

Title: ZONING CASE Z-2020-107000061 S (Council District 6): A request for a change in zoning from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-7B (0.8992 acres), "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-7C (12.5000 acres) and "I-1 S GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Rock Crusher on Lot P-7B (31.948 acres), in Block 58, NCB 15331, generally located at 440 Pinn Road and 446 Pinn Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2020-107000061 S

SUMMARY:

Current Zoning: "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay

Requested Zoning: "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-7B (0.8992 acres), "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-7C (12.5000 acres) and "I-1 S GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Rock Crusher Lot P-7B (31.948 acres)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2020

Case Manager: Justin Malone, Planner

Property Owner: Olmos Equipment, Inc.

Applicant: Austin International Ventures, Inc.

Representative: Michael A. Cervantes

Location: Generally located at 440 Pinn Road and 446 Pinn Road

Legal Description: 44.8469 acres out of NCB 15331

Total Acreage: 44.8469 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject properties were annexed by Ordinance 41422 on December 26, 1972. The portion of the property adjacent to State Highway 151 and addressed 446 Pinn Road was originally zoned "I-1" Light Industrial District. The property converted to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The portion of the property addressed 440 Pinn Road was originally zoned "Temporary R-1" and was converted to the current "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property is within the 100 Year Flood Plain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: UZROW, State Highway 151

Current Land Uses: UZROW

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Industrial Gas Supplier

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Elementary School, Single Family Residential Dwellings

Direction: West

Current Base Zoning: "I-1", "R-6", MF-33"

Current Land Uses: Single-Family Residential Dwellings

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.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Pinn Road

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: State Highway 151

Existing Character: State Highway

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property
Routes Served: 612

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

Parking Information:

The minimum parking requirements for Batching and Machinery are 1 per 1,500 square feet of Gross Floor Area and 1 per 500 square feet for Building Materials.

ISSUE:

None.

ALTERNATIVES:

Current: "R-6" Residential Single-Family districts should incorporate single family detached dwellings with a minimum lot size of 6,000 feet, foster family homes, or public and private schools. Residential Single-Family districts are designed to provide for low to medium density residential uses and Neighborhood and Community Commercial non-residential uses.

Proposed: The “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 rezoning would allow “I-1” uses in addition to a Specific Use Authorization for a Rock Crusher.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

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 located within the West/Southwest Sector Plan and is currently designated as “Agribusiness Tier” in the future land use component of the plan. The requested “I-1” base zoning district is consistent with the adopted land use designation.

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. The requested “I-1” General Industrial district is consistent with the existing “I-1” zoning and uses along the Highway 151 Corridor. Further, the Highway 151 Corridor is conducive to industrial uses as it provides easy access and delivery along the highway.

3. Suitability as Presently Zoned:

The current “R-6” is consistent with the surrounding properties to the West and South of the subject property. The proposed “I-1” General Industrial is also appropriate as it mostly fronts along Highway 151, and is consistent with existing “I-1” zoning to the north of the subject site and throughout the Highway 151 Corridor. Leon Creek and the remaining “R-6” Residential Single-Family zoning provide a buffer between the elementary school and residential subdivision. The “S” Specific Use Authorization allows use of Rock Crushing, in addition to the uses allowed in the “I-1” General Industrial District. Where appropriate, the Commission can recommend conditions such as hours of operation, buffers, screening and other similar restrictions.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The Goals and Principles of the West/Southwest Sector Plan promote:

Economic Development

Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Use Plan

Land Use, Urban Design and Historic Preservation Goals and Strategies

Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

LU-1.3 Ensure that high density/intensity land uses are buffered and screened to reduce the impact on

lower density/intensity land uses that are nearby

6. Size of Tract:

The subject property is 44.8469 acres, which could reasonably accommodate an industrial development.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that they have no objections to this request.

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.

The applicant proposes to maintain a number of existing industrial uses on the property such as: equipment storage, material yard, truck repair and maintenance and rock crushing. The properties along the frontage are already appropriately zoned. The current request proposes to expand more "I-1" General Industrial zoning to the rear of the existing "I-1" zoning.