



City of San Antonio

Agenda Memorandum

File Number:15-5607

Agenda Item Number: 17.

Agenda Date: 11/3/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016007

(Associated Plan Amendment 16001)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Alamo Commercial Properties

Applicant: Joseph Alex Salas

Representative: Joseph Alex Salas

Location: 8189 Nelson Road

Legal Description: 89.816 acres out of NCB 18045

Total Acreage: 89.816

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed by the City of San Antonio in 1985 by the approval of Ordinance # 61617. The property was originally zoned "Temporary R-1." Upon adoption of the 2001 Unified Development Code, the zoning designation converted from the "Temporary R-1" to the current "R-6" base zoning. The property is developed with a 381,000 square feet recycling facility.

Topography: The western boundary of subject property is within a floodplain. The applicant must adhere to the Unified Development Code, Appendix F as it pertains to floodplain regulations.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-2 S

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: Outside City Limits

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: I-2 S

Current Land Uses: Covell Gardens Landfill Facility

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Land, Floodplain

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: Nelson Road

Existing Character: Local street, one lane in each direction

Proposed Changes: None known

Public Transit: There is no VIA bus service near the subject property.

Traffic Impact: A TIA report is not required.

Parking Information: Off-street vehicle parking requirements for a recycling facility is based on the gross floor area of the building. Minimum Requirement: 1 space per 1,500 square feet. Maximum Requirement: 1 space per 300 square feet.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “R-6” Residential Single-Family base zoning.

FISCAL IMPACT:

None.

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 United Southwest Communities Plan. The current future land use component is “Agricultural.” The applicant is requesting a Plan Amendment to create a “Heavy Industrial” future land use category with a corresponding zoning district of “I-2” Heavy Industrial, in order to request the “I-2” zoning district to allow conformance of the existing recycling facility. The Planning Commission recommended approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “R-6” zoning is not appropriate for the subject property. At this time, there is no public and commercial infrastructure that supports the location of single-family residences in the surrounding area. The requested plan amendment and zoning change are appropriate and staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

The requested zoning does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures approximately 89.816 acres, which is sufficient to accommodate the existing development with adequate space for parking.

7. Other Factors:

None.