



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5352

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**Agenda Item Number:** 12.

**Agenda Date:** 10/26/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 16083

(Associated Zoning Case Number Z2016271 S)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Current Land Use Category:** Low Density Mixed Use

**Proposed Land Use Category:** Text amendment to create a Heavy Industrial land use category with a corresponding amendment to include "I-1" General Industrial and "I-2" Heavy Industrial zoning districts and to change the land use classification to Heavy Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 26, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Roberto Flores

**Applicant:** Roberto Flores

**Representative:** Roberto Flores

**Location:** 313 and 315 Frio City Road

**Legal Description:** Lots 8 and 9, Block 1, NCB 6439

**Total Acreage:** 0.16 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** San Juan Gardens Neighborhood Association and Collins Garden Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Frio City Road

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:**

VIA bus route #62 is within walking distance of the subject property.

**ISSUE:**

**Plan Adoption Date:** May 3, 2007

**Update History:** None

Goal 17: Support existing and future businesses

**Comprehensive Land Use Categories**

**Low Density Mixed Use:** Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure). Compatibility between commercial and residential uses. Shared parking located to rear of structure, limited curb cuts. Monument signs encouraged. Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops.

**Example Zoning Districts:**

R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1

**Comprehensive Land Use Categories: Proposed**

**Heavy Industrial:** Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Examples of heavy industrial uses are functional quarries, oil and gas facilities, as well as large-scale recycling facilities. Residential uses and other less intense uses should be separated with landscape buffers.

**Example Zoning Districts:**

I-1, I-2

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Commercial Business

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Single-Family Residences

South

**Future Land Use Classification**

UZROW

**Current Use**

UZROW

West

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Commercial Business

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change to bring an existing business into zoning compliance. The subject property, Pecan House Recycling, is a small lot that faces a railroad track. The general surrounding conditions, which include commercial and single-family uses, do not make it appropriate for the Heavy Industrial land use classification. However, because of its close proximity to a railroad track, a Light Industrial land use Classification would be a more appropriate use for the subject property.

The land use category and associated zoning district is lacking in the Guadalupe Westside Community Plan. A text amendment request to include a Heavy Industrial land use classification would include "I-1" General Industrial and "I-2" Heavy Industrial base zoning districts in the Guadalupe Westside Community Plan. Additionally, this would provide options for all zoning districts within the plan.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment and approval of the land use to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval of the Text Amendment to add a Heavy Industrial land use category which supports both "I-1" General Industrial District and "I-2" Heavy Industrial District. Staff recommends denial of the change to Heavy Industrial but has an alternate recommendation of Light Industrial.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016271 S**

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing

Zoning Commission Hearing Date: November 1, 2016

