



City of San Antonio

Agenda Memorandum

File Number:17-6186

Agenda Item Number: Z-15.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017301 S

(Associated Plan Amendment PA 17093)

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 Used Automotive Parts Recycler

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2017

Case Manager: Kayla Leal, Planner

Property Owner: CIP Land Partners, LP

Applicant: U-Pull-N-Pay LLC

Representative: Brown & Ortiz, PC

Location: 2100 block of Ackerman Road

Legal Description: 19.43 acres out of NCB 10597

Total Acreage: 19.43

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 30, 1985, established by Ordinance 61630. The property was zoned “Temporary R-1” Temporary Single Family Residence and changed to “I-1” Light Industry District, established by Ordinance 70527, dated November 2, 1989. The current “I-1” base zoning district converted from the previous “I-1” upon the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Outside City Limits - City of Kirby

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: I-1

Current Land Uses: Construction Material Storage, Welding Shop

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

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: Ackerman Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no passing routes or bus stops in the immediate vicinity.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: A Used Automotive Parts Recycler requires a minimum of one (1) parking space per employee, and does not have a limit or maximum number of parking spaces.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Fort Sam Houston Regional Center.

The subject property is not located within a half (½)-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 IH-10 East Corridor Perimeter Plan and is currently designed as “Business Park” in the land use component of the plan. The requested “I-2” base zoning district is not consistent with the adopted land use plan. The applicant requested a Plan Amendment to change the land use to “Industrial.” Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. In efforts to mitigate any likely adverse impacts on neighboring lands, it is recommended that the used auto recycler be located a minimum of 300 feet away from the neighboring residential.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is appropriate for the surrounding area. There is currently “I-1” zoning to the east, south, and west of the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

The subject property is approximately 19 acres of undeveloped land located in the IH-10 East Perimeter Plan area and the Fort Sam Houston Regional Center. It also abuts the City of Kirby. The Fort Sam Houston Regional Center is a special purpose center characterized by large employers and concentrations of similar types of employment, in this case military and advanced manufacturing. The area surrounding the subject property is comprised of industrial and business park uses with industrial zoning.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center's unique assets.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

JEC P21: Cluster businesses within similar and compatible industries and public institutions geographically to encourage increased interaction and collaboration.

JEC P29: Develop master plans for the regional centers to align land use with future development demand and to direct industries to the appropriate regional centers.

JEC P33: Encourage the appropriate mixture of industries and uses within regional centers by identifying each center's market strengths and niches and uses that support these strengths.

The IH-10 East Perimeter Plan was developed in partnership with the cities of Kirby, Converse, Schertz and St. Hedwig, as well as the City of San Antonio and the IH-10 East Planning Team. Due to its location abutting these regional partner communities the plan includes a Regional Objectives component identifying specific regional goals related to transportation, land use, and quality of life. Much of the land abutting the City of Kirby are either industrial uses or vacant with industrial zoning. However, the parcels in the Kirby City Limits are primarily zoned single family residential, as is the land abutting the subject property, and area residents have identified the industrial and manufacturing uses as being problematic. As a result, the future land use of the area of the subject property was changed from Industrial, as it was denoted in the original 2001 version of the plan, to its present classification of Business Park. Additionally, the 2008 update of the plan describes industrial land use as "not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

The request for Industrial future land use is generally consistent with guiding principles of the Comprehensive Plan. While the abutting parcels in the City of Kirby are residential in nature, the subject property is buffered by an approximately 100 foot wide drainage channel which, in addition to significant buffering and landscaping on site, will provide sufficient separation to mitigate potential nuisances. Staff recommends that heavy machinery, such as the "crusher shed" denoted on the site plan, be located a minimum of 300 feet away from adjacent residential land uses. Additionally, reasonable conditions on hours of operation and noise level exposure of surrounding residential parcels should be included in the terms of approval.

6. Size of Tract:

The 19.43 acre site is of sufficient size to accommodate the proposed development.

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.

