



City of San Antonio

Agenda Memorandum

File Number:18-1224

Agenda Item Number: Z-22.

Agenda Date: 2/15/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018033

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: San Antonio Produce Terminal Market

Applicant: Dan Catalani

Representative: Thomas H. Preston

Location: 1500 South Zarzamora Street

Legal Description: Lot 193, NCB A-35 and Lot 1, Block 4, NCB 2504

Total Acreage: 27.0258

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Collins Garden and Avenida Guadalupe Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and zoned “J” Commercial District and “M” Second Manufacturing District. The “J” and “M” base zoning converted to “I-1” General Industrial District and “I-2” Heavy Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. A small portion of the property was rezoned from “I-2” to “L” Light Industrial District by Ordinance 2006-03-23-0401, dated March 23, 2006.

Topography: The 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: “R-5”

Current Land Uses: Apache Creek

Direction: East

Current Base Zoning: “R-4”, “I-2”

Current Land Uses: Single-Family Residences, Vacant Lots

Direction: South

Current Base Zoning: “I-1”, “I-2”

Current Land Uses: Railroad tracks

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Guadalupe Lumber Co, Fernandez Produce Express

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: South Zarzamora Street

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: South Laredo Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 67, 275, and 520 are within walking distance of the subject property.

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

Parking Information:

The minimum parking for Food Products - wholesale and storage is 1 parking space per 600 square feet of

gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “L” Light Industrial District, “I-1” General Industrial District, and “I-2” Heavy Industrial District.

Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

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.

Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center. The subject property is within a ½ of a mile of the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Guadalupe Westside Community 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 no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning to “I-1” General Industrial is requested in order to correct outdated zoning that no longer permits the current use.

3. Suitability as Presently Zoned:

The current “L” and “I-1” portions of the property are appropriate for the surrounding area. The “I-2” Heavy Industrial District is not appropriate due to the proximity to a residential neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning will remove heavy industrial zoning near a residential neighborhood.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following objectives and goals of the Guadalupe Westside Community Plan:

- Economic Development - Objective 19.3.2: Strive to create plans that minimize the necessity for relocation. If relocation is deemed appropriate by the Economic Development Committee, provide resources and assistance to persons affected.
- Economic Development - Objective 19.4.2: Ensure availability of goods and services to serve the local community, in addition to larger regional markets.
- Economic Development - Goal 17: Support existing and future business

Other relevant Goals and Policies of the Comprehensive Plan 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 request for Industrial zoning is consistent with guiding principles of the Comprehensive Plan.

6. Size of Tract:

The subject property is 27.0258 acres which adequately supports the current and future use of the property.

7. Other Factors:

Appropriate rezoning of this property supports continued operation and expansion of the San Antonio Produce Terminal, a business originally established at this location in 1951.

