



City of San Antonio

Agenda Memorandum

File Number:21-1117

Agenda Item Number: 6.

Agenda Date: 1/19/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2020-10700132 S
(Associated Plan Amendment PA-2020-11600080)

SUMMARY:

Current Zoning: "FR" Farm and Ranch District

Requested Zoning: "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Gerardo Castruita

Applicant: Maria Perez

Representative: Maria Perez

Location: 19425 Applewhite Road

Legal Description: 0.8920 acres out of CB 4187

Total Acreage: 0.8920 acres

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 201912121071, dated December 12, 2019 as the current “FR” Farm and Ranch District.

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: “OCL”, “MI-1”

Current Land Uses: Outdoor Equipment Storage, Agricultural

Direction: South

Current Base Zoning: “MI-1”, “FR”

Current Land Uses: Pasture

Direction: East

Current Base Zoning: “BP”, “FR”

Current Land Uses: Pasture

Direction: West

Current Base Zoning: “FR”, “OCL”

Current Land Uses: Pasture

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Applewhite

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance.

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 requirement for most industrial uses is 1 space for every 1,500 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: “FR” is intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

Proposed: The proposed “I-2” 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.

The “S” Specific Use Authorization would allow for a Metal Recycling Entity with Outside Storage pursuant to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Heritage South Sector Plan and is currently designated as “Agribusiness RIMSE Tier” in the future land use component of the plan. The requested “I-2 S” is inconsistent with the future land use designation. The applicant has requested a Plan Amendment to “Specialized Center”. Staff recommends Denial. The Planning Commission recommendation is pending the February 10, 2021 meeting.

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. While there are other light industrial zonings existing in the surrounding area, the request would be out of scale and intensity for the rural character of the area, and introduce new potential sound, particulate, and visual impacts on surrounding properties.

3. Suitability as Presently Zoned:

The current “FR” Farm and Ranch District is an appropriate zoning for the property and surrounding area. The proposed “I-2 S” is not appropriate to the area and would allow for Metal Recycling pursuant to a site plan. Although the “S” specific use site plan would limit the specific use of Metal Recycling to a specific location on the property, it would not limit uses permitted by right in the “I-2” Heavy Industrial base zoning. This is the most intense zoning district within the zoning matrix. “FR” Farm and Ranch and “MI-1” Mixed General Industrial exist in the area and are more appropriate. The issue is that the applicant’s proposed use is Metal Recycling and has Outdoor Storage. There is no other category or option to condition down such an intense use.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed rezoning appears to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan:

LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses

Goal LU-5 A community that applies sustainable development patterns and principles

LU-5.3 Preserve as much as 25% of the developable land to maintain the area's rural character and retain agricultural practices

6. Size of Tract:

The subject property is 0.8920 acres, which could not reasonably accommodate heavy industrial use and the proposed Metal Recycling Facility.

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.

This rezoning was initiated due to Code violations. The only resolutions are to 1) operate a use that is less intense in nature and conform to Code and Zoning of "FR" or 2) to request consideration of a rezoning.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of this zoning request does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.