



City of San Antonio

Agenda Memorandum

File Number:21-5106

Agenda Item Number: 4.

Agenda Date: 8/3/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2021-10700139 S

(Associated Plan Amendment PA-2021-11600046)

SUMMARY:

Current Zoning: "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021. This case is continued from the July 6, 2021 hearing.

Case Manager: Michael Pepe, Senior Planner

Property Owner: Daniel Ramirez

Applicant: Bobby Herrera

Representative: Bobby Herrera

Location: 2218 West Southcross Street

Legal Description: 4.90 acres out of NCB 8736

Total Acreage: 4.90

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property annexed into the City of San Antonio by Ordinance 1259 dated August 3, 1944 and was originally zoned "L" Manufacturing District. The property was rezoned from "L" to "I-1" Light Industry District. The property converted to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned from "I-1" to "L" Light Industrial District by Ordinance 2009-06-18-539 dated June 18, 2009.

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: "L", "RM-4"

Current Land Uses: Vacant, Auto uses

Direction: East

Current Base Zoning: "C-1", "I-1"

Current Land Uses: Metal Recycling, Auto Uses

Direction: South

Current Base Zoning: "RM-4", "I-2"

Current Land Uses: Vacant, Auto uses

Direction: West

Current Base Zoning: "L", "I-1"

Current Land Uses: Warehousing

Overlay and Special District Information:

"AHOD"

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.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Southcross Boulevard

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Gerald

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Southcross Boulevard

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property

Route Served: 51, 515

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information:

The parking requirement for a metal recycler is one space per employee.

ISSUE:

None.

ALTERNATIVES:

Current: The "L" 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.

Proposed: The "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 Metal Recycling Entity with Outside Storage and/or Processing, pursuant to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within a Premium Transit Corridor but is not located within a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval with conditions, 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 Kelly/South San PUEBLO Plan and is currently designated as "Business Park" in the future land use component of the plan. The applicant is requesting a Plan Amendment

from “Business Park” to “Heavy Industrial” to accommodate the proposed rezoning. Staff recommends Approval. The Planning Commission recommendation is pending a public hearing.

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. This area is primarily “L” Light Industrial, “I-1” General Industrial and “I-2” Heavy Industrial.

3. Suitability as Presently Zoned:

The current “L” Light Industrial is consistent with the surrounding properties along the corridor. “I-2” Heavy Industrial is more intense but is consistent with surrounding zoning and uses. The proposed “S” Specific Use Authorization would allow Metal Recycling Entity with Outside Storage and/or Processing, pursuant to a site plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed Plan Amendment appears to conflict with the following Goals and Principles of the Kelly/South San PUEBLO Plan:

Objective 2.2 Neighborhood Beautification

Promote a clean appearance of area neighborhoods

Objective 2.2 Attractive, Diverse Businesses

Attract and support a variety of business in a walkable, mixed use environment

6. Size of Tract:

The subject property is 4.90 acres, which could reasonably accommodate the proposed industrial development.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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. If approved, staff recommends the following conditions:

- 1) Installation of an 8 foot solid screen fence along the south of the property.
- 2) Requirement for a Type C Landscape buffer along the south of the property.