



City of San Antonio

Agenda Memorandum

Agenda Date: June 7, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700095 S

(Associated Plan Amendment PA-2022-11600036)

SUMMARY:

Current Zoning: “I-1 MLOD-3 MLR-1 AHOD” General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: : “I-2 S MLOD-3 MLR-1 AHOD” Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Entity With Outside Storage and/or Processing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Eagle Bay Holdings, LLC

Applicant: PGM of Texas, LLC

Representative: JR Willis and Craig McLain

Location: 7222 Northeast Loop 410

Legal Description: The Southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599

Total Acreage: 1.5575

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Martindale Army Airfield, Fort Sam Houston Joint Base, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "L" First Manufacturing District. The property was rezoned by Ordinance 70570, dated November 9, 1989 to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Manufacturing and Distribution

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Service- Rental- Tool

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Auto- Parking and transient Vehicle Storage- Related to a Delivery

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Loop 410 and Access Road

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District 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.

Special District Information: N/A

Transportation

Thoroughfare: Northeast Loop 410

Existing Character: Interstate

Proposed Changes: None Known.

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

Routes Served: 21

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is not required.

Parking Information: The minimum parking for Processing- Used Automotive Parts Recycler is 1 space per employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-1" 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.

Proposed Zoning: "I-2 S" 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 will allow Metal Recycling and Processing with Outside Storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Fort Sam Houston Regional Center and within ½ a mile from the FM78 Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the IH-10 East Corridor Perimeter Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “I-2S” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Industrial”. Staff and Planning Commission recommend Approval.
- 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. The proposed use is consistent with the established development pattern of the surrounding area.
- 3. Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “I-2 S” Heavy Industrial District with Specific Use Authorization is also appropriate. Surrounding properties are zoned “I-1” General Industrial. The location of the facility along Loop 410 Northeast is also appropriate for the proposed use and related activities. The applicant has a metal recycling certificate from the state of Texas and hopes to operate a catalytic converter recycling operation with outside storage.
- 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 request does appear to conflict with the public policy objectives of the IH10 East Corridor Perimeter Plan. JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses. JEC Goal 5: San Antonio plays an important role in the regional, national and international economy. JEC P21: Cluster businesses within similar and compatible industries and public institutions geographically to encourage increased interaction and collaboration. 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.
- 6. Size of Tract:** The 1.5575 acre site is of sufficient size to accommodate the proposed industrial development.
- 7. Other Factors:** The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were 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.

The applicant is rezoning to operate a metal recycling/processing entity with outside storage.