



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2535

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 11/6/2014

**Title:** ZONING CASE # Z2014240 (District 3): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "I-2" Heavy Industrial District on 48.708 acres out of County Block 4136 located on a portion of the 19500 Block of Interstate Highway 37 South (also known as State Highway 81). Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2014-240, 2. Z2014240, 3. Ordinance 2014-11-06-0882

Date	Ver.	Action By	Action	Result
11/6/2014	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**

Zoning Case Z2014240

**SUMMARY:**

**Current Zoning:** "I-1" General Industrial District

**Requested Zoning:** "I-2" Heavy Industrial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 7, 2014

**Case Manager:** Brenda V. Martinez, Planner

**Property Owner:** CG 7600 LP (by C.M. Garver, President, CG 233, Inc., General Partner)

**Applicant:** CG 7600 LP (by C.M. Garver, President, CG 233, Inc., General Partner)

**Representative:** P. W. Christensen, P. C. (Patrick Christensen)

**Location:** A portion of the 19500 Block of Interstate Highway 37 South (also known as State Highway 81)

**Legal Description:** 48.708 acres out of County Block 4136

**Total Acreage:** 48.708

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** Heritage South Sector Plan - 30

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property is currently undeveloped and was annexed in 2014. In a subsequent 2014 zoning case, the property was rezoned to “I-1” General Industrial District. The property owner is proposing to construct an industrial park to serve the Eagle Ford Shale area.

**Topography:** The property is relatively flat with a slight slope. The property does not include any abnormal physical features such as inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-1”

**Current Land Uses:** Single-Family Residence

**Direction:** South and West

**Current Base Zoning:** “I-2”

**Current Land Uses:** Oil and Gas Equipment Company

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** IH 37 South

**Existing Character:** Freeway; 8 lanes

**Proposed Changes:** None known

**Public Transit:** There are no public transit lines in the immediate vicinity of the subject property.

**Traffic Impact:** A Traffic Impact Analysis is required. A traffic engineer must be present at the Zoning Commission meeting.

**Parking Information:** Off-street vehicle parking requirements typically are determined by the type of use and building size.

Industrial uses typically require a minimum of 1 parking space per 1,500 square feet of GFA and a maximum of 1 space per 300 square feet of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current industrial zoning classification, restricting future land uses to those permissible in the “I-1” zoning district.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (8-0) 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 Heritage South Sector Plan and is identified as “Specialized Center” in the future land use component of the plan. The “I-2” base zoning district is consistent with the adopted land use designation.

According to the Heritage South Sector Plan, heavy industrial uses should be located near expressways, arterials, and railroad line.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Staff finds the proposed use to be appropriate as the property is situated along an arterial thoroughfare, surrounded by other properties of similar use and/or zoning district.

**3. Suitability as Presently Zoned:**

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

**4. Health, Safety and Welfare:**

Staff has found no 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 requested base zoning is consistent with the adopted land use plan.

**6. Size of Tract:**

The subject property is 48.708 acres in size, which should reasonably accommodate the uses permitted in the “I-2” base zoning district and required parking.

**7. Other Factors:**

None.