



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4285

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 8/18/2015

**Title:** ZONING CASE # Z2015257 (Council District 2): A request for a change in zoning from "C-3 NA" General Commercial Nonalcoholic Sales District to "L" Light Industrial District on 1.339 acres out of NCB 12887 located at 1920 South East Loop 410. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-257 Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2015257

**SUMMARY:**

**Current Zoning:** "C-3NA" General Commercial Nonalcoholic Sales District

**Requested Zoning:** "L" Light Industrial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 18, 2015

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Ready to Rock, LLC

**Applicant:** Ready to Rock, LLC

**Representative:** Patrick W. Christensen, Attorney at Law

**Location:** 1920 South East Loop 410

**Legal Description:** 1.339 acres out of NCB 12887

**Total Acreage:** 1.339

**Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Planning Team:** Eastern Triangle Community Plan - 22

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned “Temporary R-1” Single-Family Residence District. A 1987 case zoned the subject property as “B-3NA” Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3NA” General Commercial Nonalcoholic Sales District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3NA, I-1, NP-10

**Current Land Uses:** Welding Supplies and Foundation Repair

**Direction:** West

**Current Base Zoning:** None

**Current Land Uses:** Freeway

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Retail Center

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Building Supplies

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** South East Loop 410

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #30 and #28 and each stops at the Wal-Mart parking lot located to the south 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 proposed zoning change will not change the parking requirement of the current uses.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "C-3NA" General Commercial Nonalcoholic Sales District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

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

**1. Consistency:**

The property is located within the Eastern Triangle Community Plan, and is currently designated as Business Park in the future land use component of the plan. The requested "L" Light Industrial 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.

**3. Suitability as Presently Zoned:**

The current "C-3NA" base zoning district is appropriate for the subject property's location; however, the intensity of the surrounding commercial and industrial zoning districts may hinder economic development for this area and discourage the placement of appropriate uses along freeway.

**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 rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 1.339 acres in size, which should reasonably accommodate the uses permitted in "L" Light Industrial District.

**7. Other Factors:**

The applicant proposes construction equipment sales on the subject property. The adjacent property owned by the same property owner is zoned "I-1" General Industrial District. The request to rezone the subject property will make the land uses more compatible with one another and allow more cohesive development with consistent development standards.