



City of San Antonio

Legislation Details (With Text)

File #: 17-6182

Type: Zoning Case

In control: City Council A Session

On agenda: 12/7/2017

Title: ZONING CASE # Z2017295 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-2" Heavy Industrial District to "C-3" General Commercial District on 6.651 acres out of NCB 10571, located at 3855 North Panam Expressway. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Warranty Deed with Field Notes, 5. Ordinance 2017-12-07-0961

Date	Ver.	Action By	Action	Result
12/7/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017295

SUMMARY:

Current Zoning: "I-2" Heavy Industrial District

Requested Zoning: "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: 3855 San Antonio Holdings, LLC

Applicant: 3855 San Antonio Holdings, LLC

Representative: Brown & Ortiz

Location: 3855 North Panam Expressway

Legal Description: 6.651 acres out of NCB 10571

Total Acreage: 6.651

Notices Mailed

Owners of Property within 200 feet: 11

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 and zoned "A" Temporary Residence District by Ordinance 18115, dated September 25, 1952. The property was rezoned from "A" to "LL" First Manufacturing District by Ordinance 24417, dated February 14, 1957. The subject property converted to the current "I-2" Heavy Industrial District with the adoption of 1965 Unified Development Code (Ordinance 33412, dated June 28, 1965).

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: "I-2"

Current Land Uses: Vacant Lot, Industrial Warehouse

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Hotel

Direction: South

Current Base Zoning: UZROW

Current Land Uses: Interstate-35

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Hotel

Overlay and Special District Information: None.

Transportation

Thoroughfare: Interstate Highway 35

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: North Panam Expressway

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: Via bus route 21 is within walking distance 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 minimum parking required for a Hotel is 0.8 per room plus 1 per 800 sf of public meeting area and restaurant space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. The current “I-2” permits a mix of heavy manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required. The uses can create a great amount of traffic and noise.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Fort Sam Houston Regional Center. The subject property is not within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

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

1. Consistency:

The property is not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning to “C-3” is requested in order to align the zoning with the existing use of a Hotel.

3. Suitability as Presently Zoned:

The current “I-2” base zoning district is not appropriate for the surrounding area. The proximity to I-35 and the uses of surrounding properties do not require such an intense base zoning. The current “I-2” base zoning is a result of outdated zoning conversions that do not represent the current land uses in the surrounding area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change will not pose a threat to the health, safety, or welfare of the residents within the area. The downzoning will allow for more appropriate future development of the area.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Comprehensive

Plan.

Comprehensive Plan - Economic Development:

- a. Goal 1 Encourage economic diversity and jobs creation which are compatible with San Antonio's natural and cultural resources.
- b. Goal 4 Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.

6. Size of Tract:

The subject properties measure 6.651 acres which reasonably accommodates the existing hotel.

7. Other Factors:

Planning Department's analysis of the rezoning request:

Analysis: The zoning change is requested to bring the existing hotel use into compliance. The properties to the east and west of the subject property are also carry I-2 zoning and are currently developed as hotels/motels. These hotels are in proximity to the Arena District, San Antonio Military Medical Center, and Interstate 35/ Loop 410 and so serve a need in this area.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center's unique assets.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

JEC P24: Continue to support San Antonio's traditional industries as entryways for needed entry-level positions for a growing population.

As there is no future land use plan for this site and the zoning change is generally consistent with the SA Tomorrow Comprehensive, Planning staff recommends approval to bring the property into compliance.