



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5649

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 10/17/2017

**Title:** ZONING CASE # Z2017285 (Council District 1): A request for a change in zoning from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8404 and 8406 Speedway Drive. Staff recommends Denial. (Associated Plan Amendment 17086)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2017285  
(Associated Plan Amendment 17086)

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 17, 2017

**Case Manager:** Erica Greene

**Property Owner:** Blue Star Properties

**Applicant:** Maerene Greesen

**Representative:** James McKnight

**Location:** 8404 and 8406 Speedway Drive

**Legal Description:** Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996

**Total Acreage:** 0.3177

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**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 in 1952 and was previously zoned “Temporary A-1” Single-Family District. A 1956 case zoned the subject property as “JJ” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial 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:** I-1

**Current Land Uses:** Delivery Services

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Garage Shop

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Equipment Shop

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Collision Center

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Speedway Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** VIA bus route #515 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:** Social: Club-private requires a minimum of 1 per 3 persons.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "I-1" General Commercial Nonalcoholic Sales District. The current zoning of "I-1" allows 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.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

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

**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 North Sector Plan, and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "C-3 NA" General Commercial Nonalcoholic Sales base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from "Suburban Tier" to "Regional Center." Staff recommends Denial. Planning Commission recommends Approval.

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

Staff finds no evidence of likely adverse impacts on neighboring lands/businesses, per se but the requested "C-3" would allow for a Private Social Club, which would bring people into a mostly heavy commercial and light industrial area. This is not consistent with surrounding uses or the nearby middle school.

**3. Suitability as Presently Zoned:**

The current "I-1" base zoning district is appropriate for the subject property's location. The requested commercial zoning is not consistent with the adopted land use plan. The subject property is within an industrial park.

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

Staff has found indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include several industrial properties. The current and requested zoning is not appropriate adjacent to a school.

**5. Public Policy:**

The rezoning request does appear to conflict with the land use goals and strategies of the North Sector Plan that strives to encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent

developed neighborhoods.

**6. Size of Tract:**

The subject property totals 0.3177 acres in size, which should reasonably accommodate the uses permitted in “C-3 NA” Light Industrial District.

**7. Other Factors:**

The applicant requests this zoning change to allow for a private card club. The subject property is an existing building surrounded by other industrial uses. Staff has an alternate recommendation of “C-2 S” Commercial District with a Specific Use for a Private Card Club. However, the applicant has requested a more intense zoning change outside the range of the current plan.