



City of San Antonio

Agenda Memorandum

File Number: 17-6200

Agenda Item Number: Z-4.

Agenda Date: 12/7/2017

In Control: City Council A Session

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. Zoning Commission (7-3) recommended Approval, pending Plan Amendment.

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.