



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
------	------	-----------	--------	--------

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.