



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5479  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 11/1/2016  
**Title:** ZONING CASE # Z2016275 (Council District 2): A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 12.824 acres out of NCB 13806, located at 10640 IH 35 North. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016275 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 Z2016275

**SUMMARY:**  
**Current Zoning:** "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** November 1, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** BBD135, LCC.

**Applicant:** Man UTD Investments INC.

**Representative:** Rupesh Patel

**Location:** 10640 IH 35 North

**Legal Description:** 12.824 acres out of NCB 13806

**Total Acreage:** 12.824

**Notices Mailed**

**Owners of Property within 200 feet:** 24

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on February 19, 1965 and was originally zoned "Temp R-1" Temporary Residence District. On August 17, 1967 Ordinance 35680 rezoned most of the property to "I-1" Light Industrial District and a portion of the property to "B-3" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-1" General Industrial District and "C-3" General Commercial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** I-1, ROW

**Current Land Uses:** Industrial Business, ROW

**Direction:** East, South

**Current Base Zoning:** I-1, C-2 CD, C-3, C-3R, R-6

**Current Land Uses:** Industrial Business, Vacant lots, Single-Family Residential.

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The Northeast Gateway Corridor District ("IH-1") provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

**Transportation**

**Thoroughfare:** Interstate 35 North

**Existing Character:** Freeway 250' - 500'

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus route adjacent to the property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Off-Street vehicle parking requirements are typically determined by the type of use and building size. Applicant is proposing a multitude of uses including a hotel. Applicant must comply with the Unified Development Code, sec 35-526 (g), for parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**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 subject property is not within a Neighborhood Plan, Community Plan, or Sector Plan, therefore a finding of consistency is not required. The property is adjacent to IH-35 which is supportive and conducive to the proposed zoning change.

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

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested "C-3" district is appropriate for the subject property. The request for "C-3" will not have any negative effects on future development, but rather provide additional services to the area. The site location is on a major thoroughfare. Finally the property is surrounded by similar uses.

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

**6. Size of Tract:**

The subject property is 12.824 acres in size, which accommodates the proposed development.

**7. Other Factors:**

None.