



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1456  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 2/20/2020  
**Title:** ZONING CASE Z-2019-10700292 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 14952, located at 11407 Wayland Way. Staff and Zoning Commission recommend Approval. (Continued from January 16, 2020)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance

Date	Ver.	Action By	Action	Result
2/20/2020	1	City Council A Session	continued	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z-2019-10700292

**SUMMARY:**

**Current Zoning:** "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 3, 2019

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** H&B Development and Construction LP

**Applicant:** The Sanders Trust, LLC

**Representative:** Patrick Christensen

**Location:** 11407 Wayland Way

**Legal Description:** Lot 4, Block 2, NCB 14952

**Total Acreage:** 3.6030

**Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Applicable Agencies:** Randolph Airforce Base

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 32674, dated December 17, 1964 and zoned "I-1" Light Industrial District. The subject property converted from "I-1 Light Industrial District to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

**Topography:** The property does not include any abnormal physical features such as slope but is located in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Hotel

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Plastic fabrication company

**Direction:** East

**Current Base Zoning:** "I-1"

**Current Land Uses:** Wayland Baptist University

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Post Office

**Overlay and Special District Information:**

"IH"

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.

"AHOD"

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.

**Transportation**

**Thoroughfare:** Wayland Way

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Landmark 35 Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Route Served:** 21

**Traffic Impact:** North IH 35 is TX DOT roadway. TX DOT review of ROW and access is required.

**Parking Information:** The minimum parking requirement for a hospital is 1 space for every 400 sf of gross floor area.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The current zoning district designation of "I-1" General Industrial District provides areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

**Proposed:** The present zoning district designation of "C-3" General Commercial District provides more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

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

The subject property is within the NE I-35 and Loop 410 Regional Center and is not located within the 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 subject property is not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

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

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-3” General Commercial is a down zoning and is also appropriate along North IH 35.

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

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The subject property is not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

**6. Size of Tract:**

The subject property is 3.6030 acres, which could reasonably accommodate Commercial Uses.

**7. Other Factors:**

The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

The applicant seeks a rezoning to “C-3” for a Hospital.