City of San Antonio

Legislation Details (With Text)

File #:	20-6415
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	11/3/2020
Title:	ZONING CASE Z-2020-10700213 S (Council District 9): A request for a change in zoning from "C-1" Light Commercial District and "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus on 3.828 acres out of NCB 11687, located at 4330 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z-2020-10700213 S

SUMMARY:
Current Zoning: “C-1" Light Commercial District and “C-3" General Commercial District

Requested Zoning: "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 3, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Nix SPE LLC

Applicant: Killen, Griffin, and Farrimond

Location: 4330 Vance Jackson Road

Legal Description: 3.828 acres out of NCB 11687

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Total Acreage: 3.828

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: None

Property Details
Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "A" Single Family Residence District. In 1968, the property was rezoned to "R-3" Multi-Family Residence District (Ordinance 36653). In 1986, the subject property was rezoned to "B-1 C.C." Business District with City Council Approval for a Hospital. The subject property converted from "B-1 CC" to "C-1 CD" Light Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was again rezoned by Ordinance 20120152 dated March 1, 2012 from "C-1 CD" to "C-3" General Commercial District.

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

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "R-5" **Current Land Uses:** Jackson Middle School

Direction: East
Current Base Zoning: "I-1"
Current Land Uses: Auto repair, children's party facility, gym, sporting goods retail, offices, and electronics retail

Direction: South
Current Base Zoning: "C-3"
Current Land Uses: Drainage right-of-way and a retail shopping center

Direction: West
Current Base Zoning: "C-1", "C-2" and "C-3"
Current Land Uses: Vacant bank, office building and a parking lot

Overlay and Special District Information:
None

Transportation
Thoroughfare: Vance Jackson
Existing Character: Secondary Arterial Type B
Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 96, 550, 551, 651

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking minimum for a hospital is 1 space per 400 square feet.

ISSUE:
None.

FISCAL IMPACT:
None.

ALTERNATIVES:
Current: C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C -2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. The Specific Use would allow for the operation of a Human Services Campus, pursuant to a site plan.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a Regional Center but it is within a premium transit corridor.

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 located within the North Sector Plan and is currently designated as “Regional Center” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the future land use designation.

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. Much of the area includes non-residential, commercial and industrial land uses adjacent to a freeway. The proposed "C-3" General Commercial maintains the base zoning and the "S" Specific Use Authorization allows consideration of a Human Services Campus. The proposed "C-3 S" also allows the mitigation of potential adverse impacts through the application of a site specific, site plan.

3. Suitability as Presently Zoned:
The current ""C-1" and "C-3" zonings are appropriate for the property and surrounding area. The proposed "C-3 S" is also an appropriate zoning for the surrounding area with good vehicular access and existing commercial uses.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers

ED-1.1 Locate higher density residential and compatible employment uses at key nodes

6. Size of Tract:
The subject property is 3.828 acres, which could reasonably accommodate the proposed commercial uses.

7. Other Factors:
The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

If recommended for Approval, staff recommends a solid-screen fence along the rear property line.

The property is currently developed as a behavioral health facility.