



City of San Antonio

Agenda Memorandum

File Number:19-8756

Agenda Item Number: 18.

Agenda Date: 12/3/2019

In Control: Zoning Commission

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 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 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.