City of San Antonio

Agenda Memorandum

File Number:20-5774

Agenda Item Number: 14.

Agenda Date: 10/6/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2020-10700198
(Associated Plan Amendment PA-2020-116000059)

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

Requested Zoning: "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 6, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Sirizzotti Family Limited Partnership & GT Sirizzotti, Ltd.

Applicant: Killen, Griffin & Farrimond, PLLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 11600 block of Crosswinds Way

Legal Description: Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911

Total Acreage: 41.36

Notices Mailed
Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: No Neighborhood Association
Applicable Agencies: Randolph Air Force Base, Planning Department and Texas Department of Transportation

Property Details
Property History: The property was annexed by Ordinance 41430 on December 14, 1972 and zoned Temporary "R-1" Single Family Residence District. The subject property was rezoned by Ordinance 51423, dated October 25, 1979, from Temporary "R-1" Single Family Residence District to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-3" Business District converted to the current "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: "C-2", "C-3" and "I-1"
Current Land Uses: Martinez Auto Center, Valero Gas Station, Mini-Warehouse and Vacant Land

Direction: East
Current Base Zoning: "I-1"
Current Land Uses: Vacant Land, Sonic, Kwik Kar Lube & Tune, Taco Bell, Jim's Restaurant, Tire Centers and Mi Casa Inn & Suites

Direction: South
Current Base Zoning: "ROW"
Current Land Uses: Interstate Highway 35 North

Direction: West
Current Base Zoning: "L", "MF-33" and "I-1"
Current Land Uses: Vacant Land and Business & Tech Office Park

Overlay and Special District Information:
"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.

"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.

Transportation
Thoroughfare: Crosswinds Way
Existing Character: Secondary Arterial A
Proposed Changes: None known

Thoroughfare: Interstate Highway 35 North
Existing Character: Interstate
Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance 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 minimum parking requirement for a Distribution Center is 1 parking space per 2,000 square foot of Gross Floor Area.

ISSUE:
None.

ALTERNATIVES:
Current: The current zoning district designation of "C-3" 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: The proposed zoning district designation of "L" provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

FISCAL IMPACT:
None.

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

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 in the West / Southwest Sector Plan and is currently designated "Regional Center" in the future land use component of the plan. The requested "L" base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment to change the future land use to "Specialized Center". Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:
The current "C-3" General Commercial base zoning district is appropriate for the surrounding area. The proposed "L" Light Industrial is also appropriate, since the area will benefit by utilizing a currently vacant lot and the property is adjacent to an expressway and arterial.

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 request does not appear to conflict with any public policy objective of the North Sector Plan which encourages the following:

Goal ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.

ED-2.3 Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.

Goal LU-3 Higher density/intensity

LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

LU-3.3 Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

6. Size of Tract:
The 41.36 acre site is of sufficient size to accommodate the proposed light industrial development.

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 Military has indicated that there are no objections to this request.

The applicant is requesting to rezone from "C-3" General Commercial to "L" Light Industrial to allow for a distribution center.