



City of San Antonio

Agenda Memorandum

Agenda Date: October 5, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2021-10700232

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "I-1" General Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: Hughes Sage II, LP & Liedecke Rd., LLC

Applicant: Versa Terra Development

Representative: Brown & Ortiz, PC

Location: Generally located in the 20000 Block of Eagle Ford Way

Legal Description: 7.540 acres out of CB 4136

Total Acreage: 7.540

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 201401090001, dated January 8, 2014. The property was rezoned by Ordinance 2014-01-09-0012, dated January 9, 2014 to "C-3" General Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Hotel

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Truck Stop/Restaurant

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant/Elementary School

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Eagle Ford Way

Existing Character: Local

Proposed Changes: None Known.

Thoroughfare: Loop 1604 E Access

Existing Character: Collector

Proposed Changes: None Known.

Public Transit: There are no VIA bus routes within walking distance of the property.

Traffic Impact: Traffic impact will be accessed during the development phase of the project.

Parking Information: The minimum parking requirement for industrial uses is 1:1,500 GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-3” General Commercial 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 Zoning: The “I-1” General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or 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 approval criteria below.

1. **Consistency:** The subject property is located within the Heritage South Sector Plan and is currently designated as Specialized Center in the future land use component of the Plan. The requested “I-1” General Industrial base zoning district is consistent with the 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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned both "C-3" General Commercial and "I-1" General Industrial.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The requested "I-1" General Industrial District is also appropriate as property to the north of the subject property is also zoned "I-1" General Industrial.
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 change of zoning does not appear to conflict with the following goals and strategies of the Heritage South Sector Plan.

Economic Development Goal 6: Market Heritage South as a business-friendly environment.

Land Use Goal 1 (LU 1.3): Promote nodal commercial development and community centers where various modes of transportation are accessible.

Land Use Goal 3 (LU 3.2): Promote commercial and mixed-use development at areas designated for Transit Oriented Development.

6. **Size of Tract:** The 7.540 acre site is of sufficient size to accommodate industrial uses.
7. **Other Factors:** The applicant proposes to develop short-term parking development for RV storage.