



City of San Antonio

Agenda Memorandum

Agenda Date: November 2, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2021-10700271

(Associated Planning Case PA-2021-11600097)

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "I-1" General Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: James McKnight

Applicant: VersaTerra Development

Representative: Brown & Ortiz, PC

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

Legal Description: Lot 20, Block 1, CB 4136D and Lot P-21, CB 4136

Total Acreage: 2.458

Notices Mailed**Owners of Property within 200 feet:** 5**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 2014-01-09-0001, dated January 08, 2014. Ordinance 2014-01-09-0012 dated January 09, 2014, zoned the property to "C-3" General Commercial District.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-3", "I-1"**Current Land Uses:** Vacant Lots**Direction:** East**Current Base Zoning:** "C-2", "R-4", "MF-33"**Current Land Uses:** Elementary School, Apartments**Direction:** South**Current Base Zoning:** "C-3"**Current Land Uses:** Restaurant**Direction:** West**Current Base Zoning:** "C-3"**Current Land Uses:** Restaurant**Overlay District Information:**

None.

Special District Information:

None.

Transportation**Thoroughfare:** Eagle Ford**Existing Character:** Local**Proposed Changes:** None Known

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

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: There is no minimum parking requirement for Vehicle and/or Storage.

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: "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 in the Far South Regional Center but not within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with Plan Amendment.

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 Regional Center in the future land use component of the plan. The requested "I-1" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Specialized Center. Staff and Planning Commission recommend Approval.
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.

3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "I-1" General Industrial District is also appropriate. Properties to the north of the subject site are also presently being requested for rezoning to "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 request does not appear to conflict with any public policy objective of the Heritage South Sector Plan.
Goal ED-6 Market Heritage South as a business-friendly environment
ED-6.3 Promote low impact industry
Goal LU-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties
LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses
6. **Size of Tract:** The 2.458-acre site is of sufficient size to accommodate the proposed parking and RV storage development.
7. **Other Factors:** The applicant intends to construct a parking and RV storage business in coordination with properties to the north.