



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2023-10700079

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 2, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: Place Rental Inc

Applicant: Trey Wiederstein

Representative: Trey Wiederstein

Location: 4244 Center Gate Street

Legal Description: the west 260.84 feet of Lot 4, Block 2, NCB 16618

Total Acreage: 1.018

Notices Mailed**Owners of Property within 200 feet:** 10**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Aviation Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 39443, dated May 26, 1971 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 40799, dated June 8, 1972 to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial 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:** Plumbing Contractors**Direction:** South**Current Base Zoning:** I-1**Current Land Uses:** Building Materials Retail Shop**Direction:** East**Current Base Zoning:** I-1**Current Land Uses:** Auto Parts Retail**Direction:** West**Current Base Zoning:** I-1**Current Land Uses:** Home Improvement Retail**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

N/A

Transportation**Thoroughfare:** Center Gate**Existing Character:** Local**Proposed Changes:** None Known

Public Transit: There is public transit within walking distance of the subject property. Routes served: 15, 509, 552

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**A TIA Report is not required.

Parking Information: The minimum parking requirement for Auto Repair is 1 per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The 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.

Proposed Zoning: The light industrial district 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 subject property is located within the NE I-35 and Loop 410 Regional Center and is located within ½ mile of the Austin Highway 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 Northeast I-35 and Loop 410 Area Regional Center Plan and is currently designated as “Business/ Innovation Mixed Use” in the future land use component of the plan. The requested “L” 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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned “I-1” General Industrial.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The requested "L" Light Industrial District is also an appropriate zoning for the property and surrounding area. The request is a downzoning which reduces the intensity of allowable uses on the property. The surrounding area is largely Industrial and the requested zoning keeps that character of the area.
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 objectives of the Northeast I-35 and Loop 410 Area Regional Center Plan.
 - Goal 1: Encourage economic development and business diversity that nurture positive community identity.
 - Light Industrial - The Future Land Use Plan accommodates areas of compatible light industrial activity between the railroad tracks and I-35, at major highway intersections, and in smaller pockets of business/flex space. Light industrial activities that are compatible with their surroundings are also permitted in the Business/Innovation Mixed-Use land use category.
 - Recommendation #2: Protect the character of established neighborhoods by locating higher-intensity land uses at major intersections, along transit corridors, and near established industrial areas.
6. **Size of Tract:** The 1.018 acre site is of sufficient size to accommodate the proposed Industrial development.
7. **Other Factors:** The applicant is rezoning to allow for an Auto Repair Facility. The current “I-1” General Industrial limits service-related businesses that may draw large numbers of the general public because of the intensity and potential danger to customers. Thus, the applicant is downzoning to “L” Light Industrial which permits the proposed use.