



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2023-10700276

Associated Plan Amendment PA-2023-11600071

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 7, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Rodimac LLC

**Applicant:** Ana Sarabia

**Representative:** Ana Sarabia

**Location:** 13639 Bulverde Road

**Legal Description:** Lot P-37B, NCB 15679

**Total Acreage:** 1.24

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Eden Homeowner Association

**Applicable Agencies:** Aviation, Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41430, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family 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:** "R-6"

**Current Land Uses:** Church

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Dwelling

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Storage

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Church

**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:**

None.

**Transportation**

**Thoroughfare:** Bulverde Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.  
**Routes Served:** 502

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for Office Warehouse is 1 per 2,00 sf GFA. The maximum parking requirement for Office Warehouse is 1 per 2,000 sf GFA.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-Family District allows single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**Proposed Zoning:** “L” 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:**

Subject property is not located within the Regional Center and is not within ½ a mile from the Premium Transit Corridor

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial with an Alternate Recommendation of “C-2 CD” Commercial District with a Conditional Use for Warehousing.

**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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Medium Density Residential” 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 has requested a Plan Amendment to “Light Industrial.” Staff recommends Denial. The Planning Commission recommendation is pending the November 15, 2023 hearing.

2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “L” Light Industrial District is not an appropriate zoning for the property and surrounding area. The requested “L” Light Industrial District is out of character with abutting properties. Surrounding properties are zoned “R-6” Residential Single-Family District and “C-2” Commercial District, this proposal would allow industrial encroachment in the area. Therefore, Staff recommends an Alternate Recommendation of “C-2 CD” Commercial District with a Conditional Use for Warehousing. This will allow development of a warehouse while maintaining the base zoning district to align with abutting properties and the land use. A site plan will be required prior to Zoning Commission recommendation if the applicant amends the request.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare. There is potential for encroachment of industrial uses in a residential and commercial area.
5. **Public Policy:** The request does appear to conflict with any public policy objective. Relevant Goals and Policies of the Comprehensive Plan may include:
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
  - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.Relevant Themes, Goals and Objectives of the San Antonio International Airport Vicinity Plan may include:
  - Key Theme 5 - Preserving neighborhood integrity and preventing commercial encroachment.
  - Key Theme 7 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
  - Goal I: Protect the quality of life of residents including health, safety and welfare.
  - Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.
6. **Size of Tract:** The 1.24-acre site is of sufficient size to accommodate the proposed industrial development.
7. **Other Factors:** The applicant is rezoning to develop a warehouse.

It is important to note that neither commercial nor industrial properties can be accessed from a residentially zoned property.

