



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700292

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 17, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: ESPI Realty, LLC

Applicant: Javier Espinoza

Representative: Javier Espinoza

Location: 14435 Bulverde Road

Legal Description: Lot P-103A, NCB 18890

Total Acreage: 2.747 acres

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations and Community Organizations within 200 feet:

Eden Homeowners Association, Briarwick NA

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 81102, dated December 30, 1994, and zoned "R-1" Temporary Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Temporary Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA, C-3R, R-6

Current Land Uses: Oversized Vehicle Storage, Single-Family Residence, Contractor Facility, Office

Direction: South

Current Base Zoning: C-3NA, R-6

Current Land Uses: Auto Sales, Single-Family Residential

Direction: East

Current Base Zoning: C-3R, R-6

Current Land Uses: Construction Contractor Facility, Single-Family Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

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: Bulverde Road

Existing Character: Primary Arterial

Proposed Changes: Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow Street) -- Reconstruct and widen Bulverde Road with curbs, sidewalks, driveway approaches, traffic signal and drainage improvements, as appropriate and within available funding. This is a continuation of Bexar County's Street and Drainage Improvements Project to realign Jung Road to Quiet Meadow.

Thoroughfare: Briarcrest Drive

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

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 Professional Office is 1 space per 300sf, and the maximum parking requirement is 1 space per 140sf. The parking requirements for other commercial uses can be found at Unified Development Code, Table 526-3b.

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: "C-2" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center, nor within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" 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 include "C-3NA" General Commercial Nonalcoholic Sales District and "C-3R" General Commercial Restrictive Alcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is a more suitable zoning for the property and area. The subject property sits along a primary arterial which accommodates a high amount of traffic and variety of high-intense commercial uses, supporting the proposed commercial zoning option. The property has been used for a commercial day care since 1970, and then real estate office in 2023. The current owners are requesting the change of zoning for professional office so they can utilize more of the subject property to increase office space and appropriate parking.
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. Relevant Goals and Policies of the Comprehensive Plan include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant goals and objectives from the San Antonio International Airport Vicinity Land Use Plan may include:

- Objective 2.2: Encourage commercial development that respects the integrity of existing residential development
 - Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons
6. **Size of Tract:** The 2.747 acre site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors:** Applicant currently uses the property as a real estate investment office. They would like to rezone so they can increase the size of office space on the property.