



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Zoning Case Z-2023-10700291 CD Associated Plan Amendment PA-2023-11600074

SUMMARY:

Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5th, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: SGRE, LLC

Applicant: Odilon Bernal III

Representative: Odilon Bernal III

Location: 4600 block of North Stahl Park.

Legal Description: Lot 9, Block 5, NCB 17762

Total Acreage: 1.291

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Pepperridge

Applicable Agencies: Aviation, Planning Department

Property Details

Property History:

Topography:

Adjacent Base Zoning and Land Uses

Direction:

Current Base Zoning:

Current Land Uses:

Direction:

Current Base Zoning:

Current Land Uses:

Direction:

Current Base Zoning:

Current Land Uses:

Direction:

Current Base Zoning:

Current Land Uses:

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:

Transportation

Thoroughfare: North Stahl Park
Existing Character: Local Street
Proposed Changes: None Known

Thoroughfare: Higgins Road
Existing Character: Secondary Arterial Type A
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 Office Warehouse (Flex Space) is 1 per 2,000 sf GFA. The maximum parking requirement for Office Warehouse (Flex Space) is 1 per 200 sf GFA.

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ISSUE:

ALTERNATIVES:

Current Zoning: C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

RECOMMENDATION:

Staff Analysis and Recommendation:

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 "Neighborhood Commercial" in the future land use component of the plan. The requested "C-2NA" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Community Commercial." Staff recommends Approval, Pending Planning Commission recommendation.
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:** ADD
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.

6. Size of Tract: The 1.291-acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors ADD