



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2025-10700072 S

SUMMARY:

Current Zoning: "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Reception Hall and Meeting Facilities

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Rise Recovery

Applicant: Rise Recovery

Representative: The Kaufman Group

Location: 2803 Mossrock Drive

Legal Description: Lot 40, Block 6, NCB 13266

Total Acreage: 1.999

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: San Antonio Texas District One Residents Association

City-Wide Community Organizations: Women in Film & Television San Antonio and San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Residence District. The property was rezoned by Ordinance 34804, dated September 15, 1966, to "R-3" Multiple-Family Residence District. The property was rezoned by Ordinance 37775, dated August 7, 1969, to "O-1" Office District. The property was rezoned by Ordinance 48038, dated May 19, 1977, to "B-1" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned "B-1" Business District converted to "C-1" Light Commercial District. The property was rezoned by Ordinance 2017-05-18-0356, dated May 18, 2017, to the current "O-1.5" Mid-Rise Office District.

Code & Permitting History:

COO-COMM25-38100320 – Certificate of Occupancy- Commercial – March 2025

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: R-5, C-2, C-3R

Current Land Uses: Residential Dwellings, Roofing Contractor, Call Center, HVAC Contractor

Direction: South

Current Base Zoning: O-2, C-3, C-3NA

Current Land Uses: Legal Offices, Medical Office, Religious Institution, Sporting Goods Store

Direction: East

Current Base Zoning: C-3, C-2

Current Land Uses: Bingo Store, Preschool

Direction: West

Current Base Zoning: R-5

Current Land Uses: Residential Dwellings

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: Mossrock Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Woodcliffe Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 552, 96, 651

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Dance Hall is 1 space per 2 seats.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "O-1.5" Mid-Rise Office District allows for any uses permitted in O-1 but with an unlimited building size and a maximum height of 60 feet. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: C-2 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.

The "S" Specific Use Authorization would allow for Reception Hall and Meeting Facilities.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center but is within ½ a mile of the Looper 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 North Sector Plan adopted August 5, 2010, and is currently designated as “Suburban Tier” 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 are “C-2” Commercial District and “C-3” General Commercial District. Surrounding properties are “C-2” Commercial District and “C-3” General Commercial District.
- 3. Suitability as Presently Zoned:** The existing “O-1.5” Mid-Rise Office District is an appropriate zoning for the property and surrounding area. The proposed "C-2 S" Commercial District with a Specific Use Authorization for Reception Hall and Meeting Facilities is also appropriate. The requested rezoning is to accommodate an existing coffee shop and allow for the renting of the existing auditorium and cafeteria space. The proposed commercial zoning is consistent with the commercial properties in the surrounding area. The use provided by the Specific Use Authorization will be limited by the specified site plan. The requested rezoning is to accommodate an existing coffee shop and allow for rental of the existing auditorium and cafeteria space. The proposed commercial zoning is consistent with the commercial properties in the surrounding area. The use provided by the Specific Use Authorization will be limited by the specified site plan.
- 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. Relevant Goals and Policies of the Comprehensive Plan may include: - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate. - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors. - Relevant Goals and Policies of the North Sector Plan may include: - Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable. - LU-3.2: Integrate mixed use areas vertically as well as horizontally, allowing - for differing uses within the same building, as well as within the same - project area

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

The request does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include: - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate. - GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors. - Relevant Goals and Policies of the North Sector Plan may include: - Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable. - LU-3.2: Integrate mixed use areas vertically as well as horizontally, allowing - for differing uses within the same building, as well as within the same - project area

6. Size of Tract: The subject property is 1.999 acres, which can reasonably accommodate the proposed commercial development.

- 7. Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Reception Hall and Meeting Facilities. This is an existing structure, and the applicant is zoning to be consistent and in conformance with the use of the property.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.