



City of San Antonio

Agenda Memorandum

Agenda Date: January 7, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700305 CD

SUMMARY:

Current Zoning: "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 7, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Pronto Sandblasting and Coating and Oil-Field Services

Applicant: Buck Benson

Representative: Buck Benson

Location: 9438 South Presa Street

Legal Description: Lot 4 and Lot 14, NCB 18009

Total Acreage: 1.006

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: NA

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

Applicable Agencies: Aviation Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B-3" Business District and "R-2" Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "R-2" Two-Family Residence District was converted into "RM-4" Residential Mixed District and the "B-3" Business District was converted to "C-3" General Commercial District. The property was rezoned by Ordinance 2011-05-19-0425, dated May 19, 2011, from "C-3" General Commercial District and "RM-4" Residential Mixed District to the current "C-2 " Commercial 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: R-4, MH

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: C-2 CD for Truck Stop/Laundry Full Service

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: C-2, R-4, MH

Current Land Uses: Single-Family Residential, Contractor Staging Yard

Direction: West

Current Base Zoning: R-4, C-2

Current Land Uses: Single-Family Residential, Vacant Land

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.

The “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information:

None.

Transportation

Thoroughfare: South Presa Street

Existing Character: Principal, Primary Arterial A

Proposed Changes: None known.

Thoroughfare: San Juan Road

Existing Character: Local

Proposed Changes: None known

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

Routes Served: None

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 a Contractor Facility is 1 per 1,500 sf of GFA, and the maximum parking requirement is 1 per 300 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current 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.

Proposed Zoning: “C-2 CD” 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.

The conditional use is for Contractor Facility.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Brooks Regional Center but is not within ½ mile from a Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with conditions.

If Approved, staff recommends the following:

- 1) 8' foot solid screen fence along property lines that abut single-family use and along San Juan Road.
- 2) No temporary signage.
- 3) All on-site lighting shall be directed onto the site and point away from any residential zoning.
- 4) No access off San Juan Road.
- 5) Required "Type C" 15-foot bufferyard shall be located along property lines that abut single-family use and San Juan Road.

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 Brooks Area Regional Center Plan, adopted in 2019, and is currently designated as "Business/Innovation Mixed-Use" 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. Properties in the surrounding area of the subject site are zoned "C-2 CD" Commercial District with a Conditional use for Truck Stop/Laundry-Full Service and "C-2" Commercial District.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-2 CD" Commercial District with a Conditional Use for Construction Contractor Facility is also appropriate. There are existing outdoor storage uses within proximity, and the property is appropriately located along a primary arterial, set less than a quarter of a mile from the Loop 410 intersection which can reasonably accommodate the heavy traffic. The property has observed the use since 2008, and the rezoning would bring the property into compliance.

- 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:
- 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
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
 - JEC Goal 3: San Antonio's skilled and educated workforce supports the city's traditional and emerging growth industries.
- Relevant Goals and Objectives of the Brooks Area Regional Center Plan may include:
- Goal 3: Reinvestment, Retention & Responsibility
- 6. Size of Tract:** The 1.006 acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop Construction Contractor Facility.

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