



City of San Antonio

Agenda Memorandum

Agenda Date: October 15, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700234

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District
Requested Zoning: "BP AHOD" Business Park Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 15, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Welcome Industrial Sub 61, LLC

Applicant: Universal Technical Institute of San Antonio, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 6603 First Park Ten Boulevard

Legal Description: Lot 10 and Lot 46, NCB 14987

Total Acreage: 4.5610

Notices Mailed

Owners of Property within 200 feet: 41

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

Applicable Agencies: Parks and Recreation, 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 "B" Residence District. The property was rezoned by Ordinance 39266, dated February 18, 1971, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 2, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

Code & Permitting Details:

REP-CRP-PMT24-35400110 – Minor Commercial Repair Permit – March 2024

MEP-MEC-PMT24-33906084 – Mechanical Permit – March 2024

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: RM-4, R-4

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: C-3R, C-3, BP, C-2

Current Land Uses: Medical Institution, Research Center, Veterinary Hospital, Blood Bank

Direction: East

Current Base Zoning: R-4, C-2, C-3

Current Land Uses: Senior Center, Department Store

Direction: West

Current Base Zoning: C-1, O-2

Current Land Uses: Employment Agency, Charter School

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:

The Business Park District is a special district that may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional

campus style development. The uses and development standards conform to the regulations for an office or institutional campus within Article 2.

Transportation

Thoroughfare: First Park Ten

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Park Ten

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 505

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 School – private university or college is 1 space per 4 students.

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: “BP” Business Park District may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the Fredericksburg 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 Greater Dellview Area Community Plan, adopted in 2005, and is currently designated as “Office Park” in the future land use component of the plan. The requested “BP” 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 surrounding the subject site are zoned “BP” Business Park District and “C-3R” General Commercial Restrictive Alcoholic Sales District.
- 3. Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “BP” Business Park District is also appropriate. The intent of the zoning is for a vocational school, utilizing the existing footprint of the current development. Given the mix of commercial, office, and business park zonings, the proposed zoning and use aligns with surrounding properties.
- 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 close proximity to housing and where appropriate.
 - 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.
 - JEC P7: Support collective impact initiatives that identify, prioritize and support accountability in the execution of comprehensive workforce development strategies that ensure the entire spectrum of San Antonio citizens have access to the training that can connect them to gainful employments.

Relevant Goals and Objectives of the Greater Dellview Area Community Plan may include:

- Goal 3: Commercial Development: Type, Form and Appearance Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.
- Objective 3.2: Reuse and Retrofit Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area.

- Goal 13: Public Facilities Expand and enhance the community's schools, libraries, post offices, and other civic facilities to better meet the needs of the Greater Dellview Area community.
- Objective 13.2 Shared Use of School Facilities Develop shared facilities programs with area schools.

6. Size of Tract: The 4.5610 acre site is of sufficient size to accommodate the proposed business park development.

7. Other Factors: The applicant is rezoning to allow for a vocational school in the existing building.