



City of San Antonio

Agenda Memorandum

Agenda Date: November 19, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700246 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Ruben & Delrose Vennspies

Applicant: Resco Residential & Commercial

Representative: Resco Residential & Commercial

Location: 4517 Stahl Road

Legal Description: 0.6478 acres out of NCB 15702

Total Acreage: 0.6478 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41430, dated December 25, 1972, and zoned Temp "R-1" Residence District. The property was rezoned by Ordinance 59161, dated August 9, 1984, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

Code & Permitting Details:

There is no code enforcement of 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-2 CD"

Current Land Uses: Landscaping Sales and Material Storage

Direction: East

Current Base Zoning: "C-3R"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-2 CD", "C-2 S", "R-4 PUD"

Current Land Uses: Single Family Dwellings, Oversized vehicle Storage, Mobile Home

Direction: West

Current Base Zoning: "C-2 CD", "R-6"

Current Land Uses: Landscaping Sales and Material Storage, Single Family Dwelling

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: Stahl Road

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: Higgins Road

Existing Character: Minor Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Routes Served: None

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 Office Warehouse (Flex Space) is 1 space per 2,000 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 "CD" Conditional Use is for Office Warehouse (Flex Space).

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from a 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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as “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. Surrounding properties are zoned “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility with Outside Storage, 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 "C-2 CD" Commercial District with a Conditional Use for Office Warehouse (Flex Space) is also appropriate. The request to rezone is to develop an office warehouse that extends from the neighboring property to the right, which is already appropriately zoned. Additionally, the area is comprised of commercial uses with similar intensities, making the proposal consistent with what is currently present. The applicant will have to adhere to the prescribed site plan and any deviation from the approved document could potentially warrant additional council consideration.
- 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 Objectives of the San Antonio International Airport Vicinity Land Use Plan may include:
 - Goal II: Encourage economic growth that enhances airport operations and surrounding development.
 - o Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.
 - o Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.
 - Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts.
 - o Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning.
- 6. Size of Tract:** The 0.6478-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 an Office Warehouse (Flex Space).

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