



City of San Antonio

Agenda Memorandum

Agenda Date: September 3, 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-2024-10700164

SUMMARY:

Current Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Real Estate Office

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Big Contracting & Construction, LLC

Applicant: Economy Signs

Representative: Kimberly Dixon

Location: 2639 Nacogdoches Road

Legal Description: Lot 16, Block 2, NCB 12452

Total Acreage: 0.2059 acres

Notices Mailed**Owners of Property within 200 feet:** 20**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Aviation Department, Planning Department**Property Details**

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 66918, dated April 7, 1988, to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District. The property was rezoned by Ordinance 97601, dated May 8, 2003, to the current "R-6 CD" Residential Single-Family District with a Conditional Use for a Real Estate Office.

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 incursion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "R-6," "C-1"**Current Land Uses:** Single-Family Dwellings, Smoke Shop**Direction:** South**Current Base Zoning:** "O-2," "MF-33," "C-2"**Current Land Uses:** Dentist, Coffee Shop, Apartments**Direction:** East**Current Base Zoning:** "RM-4"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "R-6," "R-4"**Current Land Uses:** Single-Family 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:

NA

Transportation

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Haverford Drive

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 9

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 for a professional office is 1 space per 300 square feet GFA, and the maximum is 1 space per 140 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

The Conditional Use is for a Real Estate office.

Proposed 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.

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 Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of "NC" Neighborhood Commercial.

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 May 2010, and is currently designated as “Community Commercial” 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 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 “R-6” Residential Single-Family District, “RM-4” Residential Mixed District, and “MF-33” Multi-Family District.
- 3. Suitability as Presently Zoned:** The existing “R-6 CD” Residential Single-Family District with a Conditional Use for Real Estate Office is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is not an appropriate zoning for the surrounding area. The subject property abuts single-family residential uses and the proposed “C-2” Commercial District would introduce more intense uses to the area. Thus, Staff recommends “NC” Neighborhood Commercial. The applicant intends to continue to use the property as a Professional Office but needs a commercial zoning designation which will allow signage along Nacogdoches Road.
- 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 appear to conflict with any public policy objectives of the San Antonio International Airport Vicinity Land Use Plan:
 - Goal 1: Protect the quality of life of residents including health, safety and welfare.
 - Goal V: Implement land use strategies in a coordinated, phased process.
- 6. Size of Tract:** The 0.2059-acre site is not of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The proposed zoning change is to allow for signage and office use on the property.

The “NC” Neighborhood Commercial zoning designation allows a 3,000 square foot building for a single-use tenant. The existing building is approximately 2,000 square feet. The “NC” Neighborhood Commercial District also allows one (1) sign on the building but does not allow temporary signage.