



City of San Antonio

Agenda Memorandum

Agenda Date: February 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700329 CD

SUMMARY:

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Food Processing Facility

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food Products - Wholesale and Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2025

Case Manager: Samantha, Benavides, Zoning Planner

Property Owner: Activa SA Properties LLC

Applicant: Salvador Romo

Representative: Beto Tentori

Location: 1031 Hot Wells Boulevard

Legal Description: Lot 19, Block 8, NCB 10943

Total Acreage: 1.14 acres

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

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

Applicable Agencies: N/A

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. A portion of the property was rezoned by Ordinance 34864, dated October 6, 1966, from “B” Residence District to “I-1” Light Industry District. A portion of the property was rezoned by Ordinance 49138, dated March 16, 1978, from “B” Residence District to “I-1” Light Industry District. A portion of the property was rezoned by Ordinance 52698, dated August 23, 1980, from “B” Residence District to “B-1” Business District. A portion of the property was rezoned by Ordinance 78556, dated August 26, 1993, from “B” Residence District to “O-1” Office District. A portion of the property was rezoned by Ordinance 93210, dated January 1, 2001, from “O-1” Office District to “B-3NA SUP” Nonalcoholic Sales, Business District with a Specific Use Permit for Food and Dairy Products processing, Packaging and Storage. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “I-1” Light Industry District converted to “I-1” General Industrial District, the property zoned “O-1” Office District converted to “O-2” High-Rise Office District, and the property zoned “B-3NA SUP” Nonalcoholic Sales, Business District with a Specific Use Permit for Food and Dairy Products processing, Packaging and Storage converted to “C-3NA CD” General Commercial Nonalcoholic Sales District with a Conditional Use for Food and Dairy Products processing, Packaging and Storage. A portion of the property was rezoned by Ordinance 2018-12-06-0982, dated December 6, 2018, from “O-2” High-Rise Office District and “C-3NA CD” General Commercial Nonalcoholic Sales District with a Conditional Use for Food and Dairy Products processing, Packaging and Storage to “C-2 CD” Commercial District with a Conditional Use for Food Products – Processing. A portion of the property was rezoned by Ordinance 2022-04-21-0289, dated April 21, 2022, from “C-2 CD” Commercial District with a Conditional Use for Food Products – Processing and “I-1” General Industrial District to the current “C-2 CD” Commercial District with a Conditional Use for Food Processing Facility.

Code & Permitting Details:

Minor Plat – Ardenwood (Replat) (2000000296) April 2000

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”, “I-1”, “C-2”, “C-3”

Current Land Uses: Food Service Establishment, Single-Family Dwellings, Auto Repair Shop, Church

Direction: East
Current Base Zoning: "C-2", "I-1"
Current Land Uses: Offices, Retail

Direction: South
Current Base Zoning: "R-4", "I-1", "C-2", "C-2 CD for Construction Trades Contractors"
Current Land Uses: Vacant, Single-Family Dwellings, Granite Counter Fabrication, Auto Repair Shop

Direction: West
Current Base Zoning: "R-4 CD for a Non-Commercial Parking Lot", "R-4"
Current Land Uses: Vacant, Church, 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:

N/A

Transportation

Thoroughfare: Hot Wells Boulevard
Existing Character: Collector Secondary Arterial B
Proposed Changes: None known

Thoroughfare: Goliad Road
Existing Character: Minor Secondary Arterial B
Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 34, 232, 32

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 requirements for FOOD PRODUCTS - wholesale and storage is 1 unit per 600 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current 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 a Food Processing Facility.

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 Food Products - Wholesale and Storage.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the February 18, 2025, hearing.

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 "Urban Mixed Use" in the future land use component of the plan. The requested "C-2 CD" 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 "I-1" General Industrial District, "C-2" Commercial District, "C-3" General Commercial District, and "R-4" Residential Single-Family District.
- 3. Suitability as Presently Zoned:** The existing "C-2 CD" Commercial District with a Conditional Use for a Food Processing Facility is an appropriate zoning for the property and surrounding area. The proposed "C-2 CD" Commercial District with a Conditional Use for Food Products - Wholesale and Storage is also appropriate. The property was previously used as a Food Processing Facility and is currently developed to accommodate the requested use.

The surrounding area is comprised of other commercial and industrial zones making the proposal consistent with what is present in the area. Additionally, given that the property is located in front of a collector secondary arterial, staff finds that it meets the locational requirements to accommodate traffic. The applicant will have to adhere to the prescribed site plan required for Conditional Use zoning, 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 objectives. Relevant Goals and Policies of the Brooks Area Regional Center Plan may include:
 - Goal 3: Reinvestment, Retention & Responsibility
 - o Honor the history of innovation and technology by supporting incubators, start-ups, and local business.
6. **Size of Tract:** The 1.14-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 a wholesale and storage facility for food products.

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