



City of San Antonio

Agenda Memorandum

Agenda Date: November 5, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2024-10700233

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "ED MLOD-2 MLR-2 AHOD" Entertainment Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: SARLP-Resort Owner, LLC

Applicant: SARLP-Resort Owner, LLC

Representative: Killen, Griffin, Farrimond, PLLC

Location: 9800 Hyatt Resort Drive and 2212 Rogers Road

Legal Description: 2.549 acres out of NCB 17673

Total Acreage: 2.549 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland AFB

Property Details

Property History: The properties were annexed into the City of San Antonio by Ordinance 73255, dated April 29, 1991, and zoned Temporary "R-1" Residence District. The properties were rezoned by Ordinance 73555, dated April 25, 1991, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, "B-3" Business District converted to the current "C-3" General 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: "C-3", "ED"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "ED"

Current Land Uses: Resort

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "C-3", "MF-25"

Current Land Uses: Offices, Apartments

Overlay District Information:

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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 “ED” Entertainment District is a special district which includes a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

Transportation

Thoroughfare: Rogers Road

Existing Character: Local Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Hyatt Resort Drive

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 parking requirements for Entertainment District uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-3" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "ED" Entertainment Districts which include as a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located with 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 Highway 151 and Loop 1604 Area Regional Center Plan, adopted in 2022, and is currently designated as "Regional Mixed Use" in the future land use component of the plan. The requested "ED" 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 "ED" Entertainment District, "C-3" General Commercial District, "MF-25", and "MF-33" Multi-Family Districts.
- 3. Suitability as Presently Zoned:** The existing "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "ED" Entertainment District is also appropriate. The proposed zoning is to provide zoning uniformity for continued development within the property. The surrounding area is comprised of similar uses and zones making the proposal consistent with what is present in the area. Additionally, given that the property is located in front of a secondary arterial, staff finds that it meets the locational requirements to accommodate traffic.
- 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 public policy. Relevant Goals and Policies of the Highway 151 and Loop 1604 Area Regional Center Plan may include:
 - Goal 1: Create a cohesive identity for the area while preserving Hill Country character.
 - Goal 4: Create new public open spaces, recreation options, and other mixed-use places for people to gather or play.
- 6. Size of Tract:** The 2.549-acre site is of sufficient size to accommodate the proposed development.
- 7. Other Factors:** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.