



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Zoning Case Z-2023-10700276 Associated Plan Amendment PA-2023-11600071

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Rodimac LLC

Applicant: Ana Sarabia

Representative: Ana Sarabia

Location: 13639 Bulverde Road

Legal Description: Lot P-37B, NCB 15679

Total Acreage: 1.24

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Eden Homeowner Association

Applicable Agencies: Aviation, 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 Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

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:

Current Land Uses: Church

Direction: East

Current Base Zoning:

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning:

Current Land Uses: Storage

Direction: West

Current Base Zoning:

Current Land Uses: Church

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: Bulverde Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

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

Routes Served: 502

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 Office Warehouse is 1 per 2,00 sf GFA. The maximum parking requirement for Office Warehouse is 1 per 2,000 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: 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.

Proposed Zoning: The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within the Regional Center and is not within ½ a mile from the Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an Alternate Recommendation of “C-2 CD” Commercial District with a Conditional Use for Warehousing

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 and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “L” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Light Industrial”. Staff recommends Denial, pending Planning Commission recommendation.
2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** ADD

4. Health, Safety and Welfare: Staff has not found indication of likely adverse effects on the public health, safety, or welfare. There is potential for encroachment of industrial uses in a residential and commercial area.

5. Public Policy: The request does appear to conflict with any public policy objective.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Relevant Themes, Goals and Objectives of the San Antonio International Airport Vicinity Plan may include:

- Key Theme 5 - Preserving neighborhood integrity and preventing commercial encroachment.
- Key Theme 7 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
- Goal I: Protect the quality of life of residents including health, safety and welfare.
- Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.

6. Size of Tract: The 1.24-acre site is of sufficient size to accommodate the proposed industrial development.

7. Other Factors: The applicant is rezoning to develop a warehouse.

It is important to note that neither commercial nor industrial properties can be accessed from a residentially zoned property.