



City of San Antonio

Agenda Memorandum

Agenda Date: April 1, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2025-10700040 CD

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for School - Vocational Trade (Outside Storage & Training Area Permitted)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 1, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Levy Bandera Oaks, LLC

Applicant: Universal Technical Institute of San Antonio LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 5776 Stemmons Drive

Legal Description: Lot 2, Block 4, NCB 14880

Total Acreage: 7.665 acres

Notices Mailed**Owners of Property within 200 feet:** 19**Registered Neighborhood Associations within 200 feet:** Thunderbird Hills Neighborhood Association**Applicable Agencies:** N/A**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 39659, dated August 11, 1971, and zoned Temporary "R-1" Single Family Residence District. The property was rezoned by Ordinance 43276, dated January 17, 1974, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to "I-1" General Industrial District. The property was rezoned by Ordinance 2006-06-29-0824, dated June 29, 2006, to the current "C-3" General 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-3"**Current Land Uses:** Restaurants, Commercial Strip**Direction:** South**Current Base Zoning:** "MF-33," "C-3 NA," "C-3"**Current Land Uses:** Tennis Club, Parking Lot**Direction:** East**Current Base Zoning:** OCL**Current Land Uses:** Insurance Agency, Church, Insulation Contractor, Auto Repair Shop**Direction:** West**Current Base Zoning:** "I-1"**Current Land Uses:** Auto Dealer, Auto Parts Store**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: Stemmons Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Bandera Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Loop 410

Existing Character: Interstate Highway

Proposed Changes: None known.

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

Routes Served: 88, 288, 552, 607.

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 trade school (outside storage and training area permitted) is 1 space per 200 sf and the maximum parking requirement is 1 space per 150 sf.

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: "C-3 CD" 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.

The “CD” Conditional Use is for School - Vocational Trade (Outside Storage & Training Area Permitted).

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center and is within ½ a mile from the Looper Premium and Bandera Premium Transit Corridors.

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 Bandera Road Corridor Plan, adopted December 2022, and is currently designated as “Business/Innovation Mixed Use” in the future land use component of the plan. The requested “C-3 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 “MF-33” Multi-Family District, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3” General Commercial District, and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-3 CD” Commercial District with a Conditional Use for School - Vocational Trade (Outside Storage & Training Area Permitted) is also appropriate. The subject property is abutting existing “C-3” General Commercial and “I-1” General Industrial zoned properties and is located at the intersection of a secondary arterial road which can accommodate the commercial traffic. The requested zoning would preserve the property’s “C-3” General Commercial base zoning district and allow for the additional use for vocational trade school with outside storage and training area. The Conditional Use requires a prescribed site plan that cannot be changed without 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 Policies of the Bandera Road Corridor Plan may include:
- Retain existing light industrial uses but incorporate them with commercial and carefully located medium-density residential.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **JEC Goal 1:** Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.
 - **JEC Goal 2:** Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
 - **JEC Goal 3:** San Antonio's skilled and educated workforce supports the city's traditional and emerging growth industries.
- 6. Size of Tract:** The 7.665-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 for a Vocational Trade (Outside Storage & Training Area Permitted).

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