



City of San Antonio

Agenda Memorandum

Agenda Date: April 3, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:
ZONING CASE Z-2024-10700255 CD

SUMMARY:

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single-Family District

Requested Zoning: "C-1 CD" Light Commercial District with a Conditional Use for Office Warehouse/Flex Space

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 4, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Vidal Development

Applicant: Tri-Tech Engineering

Representative: Tri-Tech Engineering

Location: 11006 Bandera Road

Legal Description: Lot 4 and Lot 14, NCB 18009

Total Acreage: 2

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Oakridge Pointe

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

Applicable Agencies: Planning Department, Office of Historic Preservation, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 79039, dated December 30, 1993, and zoned Temp "R-1" Single Family Residential. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "R-1" Single-Family Residence District was converted into "R-6" Residential-Single Family District. The western lot was rezoned by Ordinance 2010-11-18-1004, dated November 18, 2010, from "R-6" Residential Single-Family District to the current "C-2 NA" Commercial Nonalcoholic Sales 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: R-6, R-6 PUD

Current Land Uses: Vacant Land, Single-Family Residential, Charter School

Direction: South

Current Base Zoning: C-2 CD, C-2

Current Land Uses: Lawn Mower Store, Self-Storage Facility, Apartment Complex

Direction: East

Current Base Zoning: R-6 PUD, MF-33

Current Land Uses: Town Houses

Direction: West

Current Base Zoning: R-6, C-2NA

Current Land Uses: Vacant Land, Childcare Agency

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Bandera Road

Existing Character: Principal, Primary Arterial A

Proposed Changes: None known.

Thoroughfare: Biering Lane

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 minimum parking requirement for an Office Warehouse Flex Space is 1 per 2,000 sf of GFA, and the maximum parking requirement is 1 per 200 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “C-2NA” Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

“R-6” Single-Family Residential District allows for dwellings (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: “C-1 CD” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The conditional use is for Office Warehouse/Flex Space

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Denial.

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 in 2022, and is currently designated as “Neighborhood Mixed Use” in the future land use component of the plan. The requested “C-1” 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 not consistent with the established development pattern of the surrounding area. Properties surrounding the subject site are zoned “R-6” Residential Single-Family District, “MF-33” Multi-Family District, “C-2 CD” Commercial District with a Conditional Use for Equipment Storage with Outside Storage and Display and “C-2NA” Commercial Nonalcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing "C-2NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-1 CD” Commercial District with a Conditional Use for Office Warehouse/Flex Space is not appropriate. There are established single-family residential developments along with the Anne Frank Inspire Academy within proximity. The introduction of the office warehouse would permit further industrial encroachment along a mixed-use corridor of residential and relatively low-intense commercial uses.
4. **Health, Safety and Welfare:** Staff has 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. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Grown and city form support improved livability in existing and future neighborhoods.
 - GCF Goal 6: Growth and city form support community health and wellness.
6. **Size of Tract:** The 2 acre site is of sufficient size to accommodate the proposed Office Warehouse/Flex Space 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 Office Warehouse/Flex Space lease spaces.

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