



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2023-10700291 CD

SUMMARY:
Current Zoning: .

Requested Zoning: .

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: .
Case Manager: Joseph Leos

Property Owner: .

Applicant: .

Representative: .

Location: .

Legal Description: .

Total Acreage: .

Notices Mailed

Owners of Property within 200 feet: .

Registered Neighborhood Associations within 200 feet: .

Applicable Agencies: .

Property Details

Property History: .

Topography: .

Adjacent Base Zoning and Land Uses

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

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: North Stahl Park

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Higgins Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

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 (Flex Space) is 1 per 2,000 sf GFA. The maximum parking requirement for Office Warehouse (Flex Space) is 1 per 200 sf GFA.

ISSUE:

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ALTERNATIVES:

Current Zoning: C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

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

Proposed Zoning: C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The “CD” Conditional Use will allow an Office Warehouse.

FISCAL IMPACT:

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PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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RECOMMENDATION:

.Staff Analysis and Recommendation:

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** .

2. **Adverse Impacts on Neighboring Lands:** .

3. **Suitability as Presently Zoned:** .

4. **Health, Safety and Welfare:** .

5. **Public Policy:** .

Relevant Goals and Policies of the Comprehensive Plan may include:

- a. GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- b. GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

- c. GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Themes and Objectives of the SA International Airport Vicinity Plan may include:

- d. Key Theme 7 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
- e. Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.
- f. Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

6. Size of Tract: .

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.