



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2023-10700180 S

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2" High Rise Office Airport Hazard Overlay District

**Requested Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 7, 2023

**Case Manager:** x

**Property Owner:** x

**Applicant:** x

**Representative:** x

**Location:** x

**Legal Description:** x

**Total Acreage:** x

**Notices Mailed**

**Owners of Property within 200 feet:** x

**Registered Neighborhood Associations within 200 feet:** x

**Applicable Agencies:** x

**Property Details**

**Property History:** x

**Code & Permitting Details:**

Temporary Building Shut Down for Maintenance (MEP-TRD-APP23-33130931) – October 2023

Electrical General Permit (MEP-ELE-PMT23-33330931) – October 2023

Nonconforming Use Registration (ZONING-NCU-REG-2022-11300109) – May 2023

**Topography:** x

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** x

**Current Land Uses:** x

**Direction:** South

**Current Base Zoning:** x

**Current Land Uses:** x

**Direction:** East

**Current Base Zoning:** x

**Current Land Uses:** x

**Direction:** West

**Current Base Zoning:** x

**Current Land Uses:** x

**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:** Jones Maltsberger Road

**Thoroughfare:** x

**Existing Character:** x

**Proposed Changes:** x

**Thoroughfare:** x  
**Existing Character:** x  
**Proposed Changes:** x

**Public Transit:** x

**Traffic Impact:** x

**Parking Information:** x

**Thoroughfare:** x  
**Existing Character:** x  
**Proposed Changes:** x

**Thoroughfare:** x  
**Existing Character:** x  
**Proposed Changes:** x

**Public Transit:** x

**Traffic Impact:** x

**Parking Information:** x

**Thoroughfare:** x  
**Existing Character:** x  
**Proposed Changes:** x

**Thoroughfare:** x  
**Existing Character:** x  
**Proposed Changes:** x

**Public Transit:** x

**Traffic Impact:** x

**Parking Information:** x

**Existing Character:** Secondary Arterial B  
**Proposed Changes:** None known

**Thoroughfare:** Oblate Drive  
**Existing Character:** Collector  
**Proposed Changes:** None known

**Thoroughfare:** Skipper Drive  
**Existing Character:** Local  
**Proposed Changes:** None known

**Public Transit:** There is public transit within walking distance of the subject property.  
**Routes served:** 647

**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 for Housing – Hotel is 0.8 per room plus 1 per 800 sf of public meeting area and restaurant space. The maximum parking requirement is 1 per room plus 1 per 400 sf of public meeting area and restaurant space.

**ISSUE:**  
None

**ALTERNATIVES:**

Current Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

“O-2” High-Rise Office Districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65-foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “S” Specific Use Authorization will permit a hotel.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

x

**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:** x
2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x

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

Relevant Goals and Objectives of the North Central Community Plan may include:

- GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
- Objective 3.1: Promote the maintenance of existing properties.

6. **Size of Tract:** x

7. **Other Factors:** x

The applicant is rezoning to make the zoning of the property consistent with its use as a hotel.