



City of San Antonio

Agenda Memorandum

Agenda Date: September 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700149 CD
(Associated Plan Amendment PA-2024-11600053)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Warehouse

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Abtin & Naam, LLC

Applicant: Kevin Estajlou

Representative: Kevin Estajlou

Location: 11211 South Highway 181

Legal Description: Lot 2, Block 1, CB 4007

Total Acreage: 1.8970 Acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Office of Historic Preservation, Planning Department, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 9, 2014, and zoned the current "C-2" Commercial 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 incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-2", "I-1"

Current Land Uses: Single Family Dwelling, Trucking Company

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Warehousing, Vacant

Direction: West

Current Base Zoning: "C-2 CD", "L", "PUD"

Current Land Uses: Single Family Dwelling, Gas Station

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: US Highway 181 South

Existing Character: Collector Secondary Arterial A

Proposed Changes: None

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 Warehousing is 1 space per 5,000 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates 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.

Proposed Zoning: "C-3NA CD" General Commercial Nonalcoholic Sales District are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

The "CD" Conditional Use is for Warehouse.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from 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 Heritage South Sector Plan, adopted in 2010, and is currently designated as "Agribusiness/RIMSE Tier" in the future land use component of the plan. The requested "C-3NA" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Regional Center". Staff and Planning Commission recommends Approval.
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.

3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-3NA CD" General Commercial Nonalcoholic Sales District is also appropriate. The “CD” Conditional Use allows a Warehouse. The proposed zoning and use are consistent with other light industrial and commercial zoning and uses in the area. Additionally, the subject property is situated along Highway 181 South, a secondary arterial, making it appropriate in size and placement for commercial development. The applicant will have to adhere to the prescribed site plan required for a Conditional Use. Any deviation from the approved document could potentially warrant 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 objectives. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P1: Incentivize the development of housing and employment uses in the city’s priority growth areas.
 - GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city’s priority growth areas.
 - 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 closer proximity to housing and where appropriate.
 - 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.Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
 - Goal LU-2: Design guidelines for on-residential uses to encourage compatibility of adjacent properties.
 - Goal LU 3: Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.
 - Goal LU-5: A community that applies sustainable development patterns and principles.
6. **Size of Tract:** The subject property is 1.8970 acres, which can reasonably 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 small warehousing units to lease.

One access may be allowed onto US 181. TxDOT coordination will be required.

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