



City of San Antonio

Agenda Memorandum

Agenda Date: December 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700219 S
(Associated Plan Amendment PA-2024-11600072)

SUMMARY:

Current Zoning: "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-3 S MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Specified Financial Institution

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Lanark 81 North, LLC

Applicant: Drew Sandidge

Representative: Christina Alaniz

Location: 2146 Austin Highway

Legal Description: 0.024 acres out of NCB 12180

Total Acreage: 0.024 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Parks and Recreation, Fort Sam Houston, San Antonio International Airport, Planning Department, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned Temporary "A" Residence District. The property was rezoned by Ordinance 21109, dated March 31, 1955, to "H" Local Retail District. The property was rezoned by Ordinance 72901, dated January 10, 1991, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-3" Business District converted to the current "C-3" General 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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Vehicle Storage, Variety Store

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Shopping Center, Food Service Establishment, Mobile Home Park

Direction: South

Current Base Zoning: "C-3", "R-4"

Current Land Uses: Shopping Center

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Shopping Center

Overlay District Information:

The "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

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: Austin Highway

Existing Character: Principal Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Lanark Drive

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: 14, 214

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 Specified Financial Institution is 1 space per 200 sf GFA for the portion of building used by the financial institution and 1 per 300 sf of GFA of office lease space.

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 S" 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 "S" Specific Use Authorization is for a Specified Financial Institution.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the NE I-35 and Loop 410 Regional Center and within ½ a mile from the Austin Highway Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-3" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Regional Commercial". Staff and Planning Commission recommend Denial.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds 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. Surrounding properties are zoned "C-3" General Commercial District and "C-2" Commercial District.
- 3. Suitability as Presently Zoned:** The existing "C-3" General Commercial District is not an appropriate zoning for the property and surrounding area. The proposed "C-3 S" District with a Specific Use Authorization for a Specified Financial Institution is also not appropriate. Though the property is situated within an established commercial corridor, "C-3" exceeds the intensity suggested for the area within the San Antonio International Airport Vicinity Land Use plan. Plus, the corridor is saturated with the financial loan use, and the Specific Use Authorization process was established several years ago to help regulate the number of businesses within the city.
- 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 San Antonio International Airport Vicinity Land Use Plan may include:
- Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.
 - Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.
- 6. Size of Tract:** The 0.024-acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

One access may be allowed along SL 368 (Austin HWY). TxDOT coordination would be required.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Specified Financial Institution.