



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 1

SUBJECT:

ZONING CASE Z-2023-10700338 S

SUMMARY:

Current Zoning: "FBZ T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District

Requested Zoning: "FBZ S T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: ECRO, LTD

Applicant: ECRO, LTD

Representative: P. W. Christensen

Location: 1000 North Alamo Street

Legal Description: 1.451 acres out of NCB 460

Total Acreage: 1.451

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Downtown

Applicable Agencies: Fort Sam Houston, TxDOT

Property Details

Property History: The subject property located within the original 36 square miles of the City of San Antonio and zoned “K” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “K” Commercial District converted to “I-1” General Industrial District. The property was rezoned by Ordinance 2010-04-01-0279, dated April 1, 2010, to the current “FBZ T6-1” Form Based Zoning Transect 6-1 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: FBZ T6-1

Current Land Uses: Maverick Park

Direction: South

Current Base Zoning: FBZ T6-1, UZROW

Current Land Uses: Office, US Highway 37

Direction: East

Current Base Zoning: FBZ T6-1

Current Land Uses: Upholstery Shop

Direction: West

Current Base Zoning: FBZ T6-1, FBZ T4-2

Current Land Uses: Power Plant, Vacant building and property

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:

Form Based Zoning District “FBZ” is a special district that includes the compilation of various special transect districts established to encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space

for large planned developments. Hamlets, villages and regional centers are compact, pedestrian-oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by development pattern plans, the individual transect districts, and the calibrated transect districts, if applicable.

Transportation

Thoroughfare: North Alamo Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: 10th Street

Existing Character: Local

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 9, 14, 209, 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: There is no minimum or maximum parking requirement for a Commercial Parking Lot.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "FBZ" Form Based Zone District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

Proposed Zoning: "FBZ S" Form Based Zone District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

The Specific Use Authorization would permit the Commercial Parking Lot use.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Downtown Regional Center and is within ½ a mile from the Austin Highway Premium Transit Corridor.

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 Downtown Area Regional Center Plan, adopted in 2019, and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “FBZ T6-1” base zoning district is consistent with the future land use designation.
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 "FBZ T6-1" Form Based Zoning Transect 6-1 District is an appropriate zoning for the property and surrounding area. The proposed "FBZ S T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot is also an appropriate zoning. Staff finds the Commercial Parking Lot use generally consistent with the adjacent uses, and would supply an essential need for the downtown vicinity. The "S" Specific Use Authorization would hold the development to a site plan, and any deviation could 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 objective. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.Relevant Goals and Objectives of the Down Area Regional Center Plan may include:
 - Goal 4-2: Encourage the development of vacant lots in the city center with a geographically balanced mix of uses.
6. **Size of Tract:** The 1.451 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,

JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. There are historic age structures present on these properties. A 30-day review period is required for demolition.

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 commercial parking lot.

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