



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2024-10700262

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 21, 2024.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: 1220 Enterprises, Ltd.

Applicant: Ortiz McKnight, PLLC

Representative: Ortiz McKnight, PLLC

Location: 8048 Mainland Drive

Legal Description: 0.374 acres out of NCB 18572

Total Acreage: 0.374 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 66020, dated December 30, 1987, zoned "I-1" Light Industry District and "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property was converted into the current "I-1" General Industrial District and "C-3" General Commercial District.

Code & Permitting Details: There is no code enforcement of 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-3"

Current Land Uses: Event Venue, Painting Studio, Tax Office, Gas Station, Tire Shop

Direction: South

Current Base Zoning: "I-1", "C-3"

Current Land Uses: Car Accessories Store, Sport Courts, Office Space

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Food Service, Medical Center

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Plumbing Supply, Fabric Store

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: Mainland Drive

Existing Character: Minor

Proposed Changes: None known.

Thoroughfare: Bandera Road

Existing Character: Primary Arterial A

Proposed Changes: None known.

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

Routes Served: 88, 609

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not within a Regional Center and is not located within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the November 19, 2024 hearing.

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 Bandera Road Corridor Plan, adopted in 2022, and is currently designated as “Business/Innovation” in the future land use component of the plan. The requested “C-3” 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. Half of the property is currently zoned “C-3” Commercial District. Additionally, the surrounding properties are zoned “C-3” Commercial District and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District and “I-1” General Industrial District are appropriate zonings for the property and surrounding area. The proposed “C-3” Commercial District is more appropriate. The rezoning will allow the applicant to consolidate the zoning on subject property in order to utilize the property for Auto and Truck Repair. The rezoning also constitutes a downzoning from a more intense industrial use.
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 of the Comprehensive Plan:
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - H P30: Ensure infill development is compatible with existing neighborhoods.
6. **Size of Tract:** The 0.374 -acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The proposed change of zoning is to allow for Auto and Light Truck Repair, the property is currently split zoned.