



City of San Antonio

Agenda Memorandum

Agenda Date: April 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700077 CD

SUMMARY:

Current Zoning: "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 CD MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Alfred B. Leslie

Applicant: Brown & Ortiz, PC

Representative: Brown & Ortiz, PC

Location: 9425 South Presa Street

Legal Description: Lot P-100B, NCB 10915

Total Acreage: 16.307 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Villa Coronado

Applicable Agencies: Aviation Department, Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and Ordinance 25568, dated September 18, 1957 and originally zoned "B" Residence District. The property was rezoned by Ordinance 41393, dated October 26, 1972 to the "I-1" Light Industry District and "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District and "B-3" Business District converted to the "I-1" General Industrial District and "C-3" General Commercial District. The property was rezoned by Ordinance 2011-08-18-0695, dated August 18, 2011 to the current "C-3" General Commercial District.

Topography: A portion of the property lies within the FEMA 100 Year Flood Plain. The property is also located within the Upper SAR Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3, R-4

Current Land Uses: Open Space, Park, Residential Single-Family

Direction: South

Current Base Zoning: C-3

Current Land Uses: Open Land, SE Loop 410 Access Road

Direction: East

Current Base Zoning: UZROW

Current Land Uses: Open Land, SE Loop 410 Access Road

Direction: West

Current Base Zoning: C-2, C-3

Current Land Uses: Taqueria, Barbershop, Gas Station

Overlay District Information:

The "MC-2" South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. 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: South Presa Street

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Loop 410

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: Siluria Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 20

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 for a truck stop is 1 space per 500 square feet including service bays, wash tunnels and retail areas.

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 CD" 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 Conditional Use would allow for a Truck Stop or Laundry - Full Service.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within the Brooks Regional Center but is not within the 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 SA Tomorrow Brooks Regional Center Plan and is currently designated as "Business/Innovation Mixed Use" in the future land use component of the plan. The requested "C-3" General Commercial 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. Surrounding properties are primarily "C-2" Commercial, "C-3" General Commercial, or "R-4" Residential Single-Family Districts. The remaining area is Open Space. Additionally, the property abuts the Southeast Loop 410 Access Road, making it an appropriate location for an auto usage of higher intensity.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-3 CD" General Commercial District with a Conditional Use for a Truck Stop or Laundry - Full Service is also an appropriate zoning for the property and surrounding area.
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 Brooks Regional Center Plan.

Relevant Goals and Policies of the SA Tomorrow Brooks Regional Center Plan may include:

- Creating mixed-use community destinations that increase residential, employment, and can be easily and safely accessed by a range of travel modes including pedestrian, bicycle, and transit options.
- Ensure adequate buffers and transitions between new, higher-intensity development in focus areas and single-family neighborhoods.
- Balance development and investment in focus areas with protection and enhancements of open spaces, including parks, natural resources, and other sensitive areas.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
- GCF Goal 2: Priority growth areas attract jobs and residents.

- 6. Size of Tract:** The 16.3070 acre site is of sufficient size to accommodate the proposed commercial uses and development.
- 7. Other Factors** The applicant intends to utilize the site to build a full-service truck stop.

The Conditional Use zoning procedure is designed to provide for a land use within the area 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 granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning Districts with the specified Conditional Use provisions.