



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2022-10700188 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Screening from Public ROWs and Adjacent Property Required)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Carlos Cantu

Applicant: Carlos Cantu

Representative: Carlos Cantu

Location: 12420 Interstate Highway 10 East

Legal Description: 1.748 acres out of NCB 18229

Total Acreage: 1.748

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Randolph Airforce Base, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 62545 dated May 11, 1986, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 70527, dated November 2, 1989, to "R-1" Single-Family Residence District and "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District and the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Single-Family Residential District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" "C-2"

Current Land Uses: Vacant, Truck Storage

Direction: South

Current Base Zoning: "R-6" "C-2"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "OCL"

Current Land Uses: Outside City Limits

Direction: West

Current Base Zoning: "OCL" "UZROW"

Current Land Uses: Outside City Limits, Interstate Highway

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:

None.

Transportation

Thoroughfare: Interstate Highway East

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: NA

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 requirement for an outside storage facility is 1 per 600 square feet of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-1" Light Commercial districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "C-2 CD" Commercial districts accommodate 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.

The "CD" Conditional Use would permit an outside storage facility, to include vehicles, construction equipment, materials, and storage pods. The zoning would require the property be screened from adjacent properties and the right of way.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 IH-10 East Corridor Perimeter Plan and is currently designated as “Urban Living” in the future land use component of the plan. The requested “C-2 CD” 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. The property sits along Interstate Highway East, and is surrounded by properties either vacant, outside city limits, or that also have heavy commercial land uses.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District and “C-2” Commercial District are appropriate zonings for the property and surrounding area. The proposed “C-2 CD” Commercial District with Conditional Use for Outside Storage is also appropriate. The size and placement of the lot are aligned with the proposed use, and the property is located along a major highway primarily used for interstate travel.
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 IH-10 East Corridor Perimeter Plan:
 - Goal 3: Compatibility of Land Uses
 - Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
 - Goal 4: Improve the Corridor
 - Analyze design standards that can be implanted along the IH 10 East Corridor
6. **Size of Tract:** The subject property is 1.748 acres, which can reasonably accommodate an outside storage facility.
7. **Other Factors:** The applicant intends to rezone to “C-2 CD” to develop storage facility screened from adjacent property and right of way.

If zoning is approved coordination with TxDOT would be needed on access along Interstate Highway East.

The purpose of the Conditional Use 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 subject property is located within the Randolph Airforce Base 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.