



City of San Antonio

Agenda Memorandum

Agenda Date: December 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2022-10700288 CD

SUMMARY:

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Z4 Real Estate Inc.

Applicant: Z4 Real Estate Inc.

Representative: Killen, Griffin, and Farrimond PLLC

Location: 5915 Randolph Boulevard

Legal Description: Lot 42, Block 1, NCB 14952

Total Acreage: 1.65

Notices Mailed**Owners of Property within 200 feet:** 14**Registered Neighborhood Associations within 200 feet:** Royal Ridge Neighborhood Association**Applicable Agencies:** Planning Department, Randolph Air Force Base**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 39443 dated May 27, 1971 and was zoned "B-2" Business District. The subject property converted from "B-2" Business District to "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was rezoned by Ordinance 2020-08-06-0507, dated August 6, 2022 to "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales (Full Service).

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:** "I-1"**Current Land Uses:** Industrial**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** C-2**Current Land Uses:** Dollar General**Direction:** West**Current Base Zoning:** C-3 R**Current Land Uses:** Roofing Company**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:** Randolph Boulevard**Existing Character:** Primary Arterial Type A

Proposed Changes: None Known

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

Routes served: 21

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502** A TIA Report will be Required.

Parking Information: The minimum parking for Auto and Light Truck Repair is 1 space per 500 sf GFA of sales and service building

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-2" 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 allows for Motor Vehicle Sales (Full Service)

Proposed Zoning: "C-2" 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 allow for Auto and Light Truck Repair.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the NE I-35 and Loop 410 Regional Center and is not within 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 Northeast I-35 Loop 410 Regional Center Plan and is currently designated as “Business Innovation Mixed use” in the future land use component of the plan. The requested “C-2” 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 “C-2” Commercial and “C-3R” General Commercial Restrictive Alcoholic Sales.
3. **Suitability as Presently Zoned:** The existing “C-2 CD” Commercial District with Conditional Use for Motor Vehicle Sales Full Service is an appropriate zoning for the property and surrounding area. The requested “C-2 CD” Commercial District with Conditional Use for Auto and Light Truck Repair is also an appropriate zoning for the property and surrounding area. The base “C-2” Commercial District will remain the same. The request only changes the Conditional Use and does not allow for any additional uses besides Auto Repair as a primary use instead of an accessory use to Motor Vehicle Sales, as is allowed presently. The Conditional Use also allows for consideration of conditions where appropriate (i.e. hours of operation, no temporary signage, downward facing lighting and buffering.)
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 NE I-35 and Loop 410 Regional Center Plan.
 - Goal 1: Encourage economic development and business diversity that nurture positive community identity.
 - Goal 2: Promote community well-being and safety.
6. **Size of Tract:** The 1.65 acre site is of sufficient size to accommodate the proposed Commercial development.

Other Factors: The subject property is located within the Randolph AFB 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.

The applicant is proposing certain conditions to be applied to their rezoning request. These include:

1. No temporary signage, wind-wavers, pennants, bandit and/or snipe signs.
2. Only one (1) freestanding sign and one (1) attached sign per building is permitted; such signs will comply with any/all applicable City codes and ordinances.
3. No signage may be located/placed/adhered to or on any fencing.

4. There will be guardrail fencing on the portion of the property facing Randolph Boulevard.
5. Landscaping will line the property along Randolph Boulevard as shown on the site plan.