



City of San Antonio

Agenda Memorandum

Agenda Date: July 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2023-10700142 S
(Associated Plan Amendment Case PA-2023-11600036)

SUMMARY:

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

Requested Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Oversized Vehicle Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: BPVIF V HOLDINGS 8 LLC

Applicant: BPVIF V HOLDINGS 8 LLC

Representative: P.W. Christensen, PC

Location: 7102 North Loop 1604 East

Legal Description: 6.572 acres out of NCB 16587

Total Acreage: 6.572 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: There are no registered Neighborhood Associations in the area.

Applicable Agencies: Randolph AFB and Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 66023, dated December 30, 1987, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 83573, dated February 6, 1996, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

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: "C-3"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "L"

Current Land Uses: Corporate Office

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant

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: North Loop 1604 East

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

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: The minimum parking requirement for oversized vehicle storage is 1 per 500 sf GFA including service bays, wash tunnels and retail areas. The maximum parking requirement for oversized vehicle storage is 1 per 375 sf GFA 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: "L S" Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

The "S" Specific Use Authorization would allow Oversized Vehicle Storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “C-3 CD” General Commercial District with a Conditional Use for Oversized Vehicle Storage.

The applicant has indicated that they are amending their request to align with staff’s alternate recommendation.

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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “L” base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment to “Agribusiness Tier” but amended the request to “Regional Center”. Staff and Planning Commission recommend Approval.
2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area, matching the abutting properties in their base zoning district. The requested “L S” Light Industrial District with a Specific Use Authorization for Oversized Vehicle Storage is not an appropriate zoning for the property and surrounding area. The proposed “L” base zoning is not consistent with the surrounding “C-3” General Commercial zoning and uses. Thus, staff recommends maintaining the base “C-3” General Commercial zoning designation and adding a “CD” Conditional Use for the proposed Oversized Vehicle Storage.
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 of the North Sector Plan and the Comprehensive Plan.

Relevant Goals and Strategies of the North Sector Plan may include:

- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved, and the local economy remains viable.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

- GCF Goal 7: Development practices that minimize mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.
 - NRES Goal 2: San Antonio balances environmental goals with business and community needs.
6. **Size of Tract:** The 6.572-acre site is of sufficient size to accommodate the proposed industrial development.
7. **Other Factors:** 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 Oversized Vehicle Storage.

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.