



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 3

SUBJECT:
ZONING CASE Z-2023-10700126 S

SUMMARY:

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Truck Repair and Maintenance

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2023

Case Manager: Elizabeth Steward, Planner

Property Owner: Jasan Alfawadi

Applicant: Jasan Alfawadi

Representative: Jasan Alfawadi

Location: 8000 SE Loop 410

Legal Description: 10.588 acres out of NCB 10881

Total Acreage: 10.588

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 25568, dated September 18, 1957, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 70570, dated November 9, 1989, to "R-A" Residence-Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residence-Agriculture District converted to "NP-10" Neighborhood Preservation District. The property was rezoned by Ordinance 2017-09-21-0732, dated September 21, 2017, to "R-4" Residential Single-Family District. The property was rezoned by Ordinance 2023-04-20-0268, dated April 20, 2023, to the current "C-3" General Commercial District.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Vacant Property

Direction: East

Current Base Zoning: "C-2" and "I-1"

Current Land Uses: Vacant Property

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Vacant Property

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Vacant Property

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: Loop 410

Existing Character: None

Proposed Changes: None known.

Thoroughfare: IH-37

Existing Character: None

Proposed Changes: None known.

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

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 requirements for Truck Repair and Maintenance is 1 per 500 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: "C-3 S" 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 "S" Specific Use Authorization will allow Truck Repair and Maintenance.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located with the Brooks Area Regional Center and not within ½ a mile from 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 Brooks Area Regional Center Plan and is currently designated as "Regional Mixed Use" 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.
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 S" General Commercial District with Specific Use Authorization for Truck Repair and Maintenance is also an appropriate zoning for the property and surrounding area. The surrounding properties are currently vacant. A large portion of the area, including the majority of the subject property, are located within a flood zone. The applicant is aware that any future development on the property would require several extensive development processes before even becoming feasible for development, including but not limited to unflooded access to the property and a Letter of Map Revision (LOMR) for the floodplain.
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 Area Regional Center Plan.
 - Land Use Recommendation #3: Evaluate, and update as needed, zoning and development regulations that impede implementation of Brooks Area Regional Center Plan land uses and desired urban form.
 - Focus Area Recommendation #4: Balance development and investment in Focus Areas with protection and enhancements of open spaces, including parks, natural resources and other sensitive areas.
 - Economic Development Recommendation #2: Diversify employers and job opportunities in the Brooks Area Regional Center

6. **Size of Tract:** The 10.588 acre site is of sufficient size to accommodate the future commercial development.
7. **Other Factors:** The majority of the property is located within the flood zone. Several development processes, surveys and permitting will be required prior to construction of any structures on the property.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.