



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-2023-10700138 CD

(Associated Plan Amendment Case PA-2023-11600039)

SUMMARY:

Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: MAM SA LLC c/o Mauricio Avila

Applicant: Resco Residential and Commercial

Representative: Octavio Viramontes

Location: Generally located in the 4600 block of North Stahl Park

Legal Description: Lot 10, Block 5, NCB 17762

Total Acreage: 1.77 acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Pepperidge Neighborhood Association

Applicable Agencies: Planning Department, Parks and Recreation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 61622, dated December 29, 1985, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 86309, dated July 24, 1997, to "B-2NA" Nonalcoholic Sales Business District. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2NA" Nonalcoholic Sales Business District converted to the current "C-2NA" Commercial Nonalcoholic Sales 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: "C-3R"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwellings, Cemetery

Direction: East

Current Base Zoning: "C-3R" "C-2NA"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-3R" "C-3NA" "C-2" "C-2 CD"

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:

No special district information.

Transportation

Thoroughfare: North Stahl Park

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Higgins Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no VIA bus routes in proximity to the subject property.

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 office warehouse is 1 parking space per 2,000 square feet of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates 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.

"C-2NA" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "C-2 CD" Commercial District accommodates 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.

"C-2NA CD" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

If approved, the "CD" Conditional Use would permit office warehousing uses on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-2NA CD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff and Planning Commission recommend Approval.
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 is already zoned for commercial uses and is on a street that accommodates other commercial properties. Additionally, while the subject property does abut residential properties towards the rear property lines, the "C-2NA" base zoning designation allows the parking to be oriented in front of the building away from the homes. There are landscape buffer requirements that will screen the commercial use from the residential uses, and the approved site plan will further regulate the layout of the property.
3. **Suitability as Presently Zoned:** The current “C-2NA” Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehousing is also appropriate. The property is adequately sized to accommodate the proposed development as well as the applicable landscape buffers and setbacks. Additionally, the “CD” Conditional Use requires that the development be held to a site plan that will address different aspects like the layout of the buildings, the orientation of the parking, and the ingress/egress.
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 Comprehensive Plan:

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 P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Themes and Objectives of the SA International Airport Vicinity Plan may include:

- Key Theme 7 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
- Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.
- Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

- 6. Size of Tract:** The subject property is 1.77 acres, which can reasonably accommodate the proposed commercial development.
- 7. Other Factors:** The applicant intends to rezone to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space) to permit the development of office space with a merchandise storage component.

The Conditional Use zoning procedure is designed to provide for a land use 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.