



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 1, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2023-10700170

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

**Requested Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** August 1, 2023

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** Ralph Laborde and Kathleen Laborde

**Applicant:** Jay Robertson

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** Generally located in the 1400 block of North Hackberry Street

**Legal Description:** Lots 5-8, Block 2, NCB 493

**Total Acreage:** 0.7

### **Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance  
Neighborhood Association

**Applicable Agencies:** Fort Sam Houston, Planning Department

### **Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. The property was rezoned by Ordinance 70785, dated December 14, 1989, 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:** "IDZ"

**Current Land Uses:** Water treatment plant

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Commercial Businesses

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Vacant Property

**Direction:** West

**Current Base Zoning:** "C-3" and "I-1"

**Current Land Uses:** Hydraulics Shop

### **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:** N Hackberry

**Existing Character:** None

**Proposed Changes:** None known.

**Thoroughfare:** IH 35 N Access  
**Existing Character:** None  
**Proposed Changes:** None known.

**Public Transit:** There is no public transit within walking distance of the subject 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 Auto Parts Retail is 1 space per 500 sf GFA including service bays, wash tunnels, and retail areas. The maximum parking requirement for Auto Parts Retail is 1 space 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: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center and within ½ a mile from the Austin Highway 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 Government Hill Neighborhood Plan and is currently designated as "Light Industrial" in the future land use component of the plan. The requested "I-1" 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. Properties to the west and south that share the block with the subject property are zoned "I-1" General Industrial District.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "I-1" General Industrial District is also an appropriate. The surrounding area is largely high intense industrial and commercial uses, including construction contractor facilities, industrial equipment supplier, and public storage facility. Also, the subject property is near two high traffic thoroughfares within the city, sitting less than 500 feet from the interchange of Interstate Highway 10 and Highway 281. The requested zoning is consistent and compatible with the existing character of the area and consolidates the zoning within the block.
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 Government Hill Neighborhood Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

- JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals, Objectives and Strategies of the Government Hill Neighborhood Plan may include:

- Goal: Redevelop and revitalize the neighborhood.
- Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.
- Strategy: Recruit desired businesses and the expansion of existing businesses in the neighborhood.

6. **Size of Tract:** The 0.7 acre site is of sufficient size to accommodate the proposed Auto Parts Retailer development.
7. **Other Factors:** The subject property is located within the Fort Sam Houston 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 intends on running an Auto Parts Retailer on the subject property for the sale, service, and fabrication of automobile accessories.