



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2023-10700193 S

(Associated Plan Amendment PA-2023-11600052)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Supportive Housing Campus

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Sophora Ltd

Applicant: Christine Mayer and Paul Mayer

Representative: Christine Mayer and Paul Mayer

Location: 2015 Northeast Loop 410

Legal Description: 0.079 acres out of NCB 13500

Total Acreage: 0.079 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200'

Applicable Agencies: Parks and Recreation, Planning Department, San Antonio International Airport, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and was originally zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the current "C-2" Commercial District.

Code & Permitting Details

There is no relevant code enforcement history for the subject property.

There are no relevant permits for the subject property.

Topography: The property does feature incursion in the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2", "R-20"

Current Land Uses: Vacant, Residential Dwelling

Direction: South

Current Base Zoning: "R-5" "C-2" "UZROW"

Current Land Uses: Vacant, Residential Dwelling, Loop 410

Direction: East

Current Base Zoning: "C-2 S for Hospital" "C-3"

Current Land Uses: Hospital, Pharmacy, Used Auto Retailer, Collision Center

Direction: West

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

Current Land Uses: Commercial building complex, Church, Retirement Community

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: Northeast Loop 410 Access Road

Existing Character: Minor

Proposed Changes: None known.

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 509

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The supportive housing campus is a new use adopted in the 2023 UDC updates. While there is no specific parking requirement for this use, the minimum parking requirement for similar uses specify 1 parking space per 0.3 spaces per bed plus 1 space for each employee.

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.

Proposed Zoning: “C-2 S” 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.

If approved, the Specific Use Authorization would accommodate Supportive Housing Campus uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Looper 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 “Parks Open Space” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff and the 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 subject area is part of a larger existing commercial development.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for Supportive Housing Campus is also appropriate. The property already accommodates medium intensity commercial uses. If approved, the Supportive Housing Campus uses will take place in existing structures. The “S” Specific Use Authorization holds the development to a prescribed site plan to include building dimensions and square footages; deviation from the considered site plan could potentially warrant additional Council consideration and a new rezoning case. Furthermore, other hospital and medical uses can be found on adjacent properties fronting that section of Loop 410.
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 San Antonio International Airport Vicinity Land Use 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.
- NRES Goal 2: San Antonio balances environmental goals with business and community needs.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Plan may include:

- Goal II: Encourage economic growth that enhances airport operations and surrounding development.
- Objective 2.1 Upgrade and enhance air front commercial and business park property that is declined, is currently vacant, or is underutilized.

- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.
6. **Size of Tract:** The 0.079 acre site is of sufficient size to accommodate the proposed commercial 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 the existing structures as care facilities for drug and alcohol rehabilitation patients.

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