



City of San Antonio

Agenda Memorandum

Agenda Date: October 3, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2023-10700246 S

SUMMARY:
Current Zoning: "D AHOD" Downtown Airport Hazard Overlay District

Requested Zoning: "D S AHOD" Downtown Airport Hazard Overlay District with a Specific Use Authorization for Warehousing

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 3, 2023

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: JGFBU, LLC

Applicant: JGFBU, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 201 and 207 San Pedro Avenue

Legal Description: the southwest 143.8 feet of Lot 1 and Lot 2, Block 3, NCB 785

Total Acreage: 0.3649

Notices Mailed**Owners of Property within 200 feet:** 10**Registered Neighborhood Associations within 200 feet:** Downtown Neighborhood Association**Applicable Agencies:** Fort Sam Houston, Texas Department of Transportation**Property Details**

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial District. The property was rezoned by Ordinance 976515, dated May 22, 2003, to "D" Downtown District.

Code & Permit History:

There is no code or permit history for these properties.

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-2 P"**Current Land Uses:** Commercial Property**Direction:** East**Current Base Zoning:** "D"**Current Land Uses:** Veteran Center**Direction:** South**Current Base Zoning:** "D"**Current Land Uses:** Vacant Property**Direction:** West**Current Base Zoning:** "D"**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:** San Pedro Avenue

Existing Character: Principal
Proposed Changes: None known.

Thoroughfare: W Quincy
Existing Character: Minor
Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 3, 4, 95, 96, 97, 289

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 Warehousing is 1 space per 5,000 sf GFA. The maximum parking requirement for Warehousing is 1 space per 350 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "D" Downtown District provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

Proposed Zoning: "D" Downtown District provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

The Specific Use Authorization would permit Warehousing.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located with the Downtown Regional Center and within ½ a mile from the San Pedro 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 SA Tomorrow Downtown Area Regional Center Plan, adopted December 5, 2019, and is currently designated as "Regional Mixed Use" in the future land use component of the plan. The requested "D" 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 "D" Downtown District is an appropriate zoning for the property and surrounding area. The proposed "D S" Downtown District with a Specific Use Authorization for Warehousing is also an appropriate zoning. The surrounding properties are zoned "D" Downtown District with a mixture of industrial and commercial. The "D" Downtown District allows a multitude of uses and the "S" Specific Use Authorization allows the use of a Warehouse. Additionally, the proposed rezoning would permit a use previously established on the property and would not adversely impact surrounding properties.
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 from the SA Tomorrow Downtown Regional Center Plan. Goals and objectives may include:
 - Grow and evolve in meaningful ways that encourage attachment between people and places.
 - Encourage adaptive reuse.
 - Encourage new and renovated buildings to incorporate a mix of uses.
 - Cultivate entrepreneurship, small business, and innovation.
6. **Size of Tract:** The 0.3649 acre site is of sufficient size to accommodate the proposed warehouse 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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.