



City of San Antonio

Agenda Memorandum

Agenda Date: March 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2022-10700016

SUMMARY:

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

Requested Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2022. This case is expedited to March 3, 2022.

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Valliant Partners LLC

Applicant: P.W. Christensen, P.C.

Representative: P.W. Christensen, P.C.

Location: 12134 Valliant Street

Legal Description: Lot 16 and Lot 17, Block 1, NCB 15852

Total Acreage: 0.3259

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: San Antonio International Airport

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 34307, dated May 25, 1966 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 35,256, dated March 16, '967 to the "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial 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: "I-1"

Current Land Uses: Industrial

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Industrial

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Industrial

Direction: West

Current Base Zoning: ROW

Current Land Uses: ROW

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: Valliant Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property.

Routes Served: 602

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**. A TIA Report is not required.

Parking Information: Parking requirements for Auto and Vehicle Sales is 1 space for every 500 square feet of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current 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.

Proposed Zoning: “C-3NA” General Commercial Nonalcoholic Sales districts are identical to “C-3” General Commercial districts which is 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 “NA” prohibits the sale of alcoholic beverages.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Greater Airport Area Regional Center and withing 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 San Antonio International Airport Vicinity Plan and is currently designated as “Business Park” 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 “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-3NA” General Commercial Nonalcoholic Sales District is also an appropriate zoning for the area and adds commercial use which is consistent, and compliments industrial uses in the area.
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 proposed change of zoning does not appear to conflict with the following goals and strategies of the San Antonio International Airport Community Plan:

Goal II: Encourage economic growth that enhances airport operations and surrounding development
Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning.
6. **Size of Tract:** The 0.3259-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** Applicant intends to rezone to the less intensive “C-3” to allow the use of vehicle sales.