



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-2023-10700139 (Associated Plan Amendment PA-2023-11600035)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: John Jimenez

Applicant: Mila Blanton

Representative: Mila Blanton

Location: 4156 Stahl Road

Legal Description: Lot P-72A, NCB 15837

Total Acreage: 0.426

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Northern Hills Neighborhood Association

Applicable Agencies: San Antonio International Airport, Planning Department, Office of Historic Preservation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41430, dated December 25, 1972, and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family 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: C-3 NA, C-3 R

Current Land Uses: Landscaping Materials and Auto Repair

Direction: South

Current Base Zoning: RM-4, R-6

Current Land Uses: Vacant

Direction: East

Current Base Zoning: R-6 CD

Current Land Uses: Day care center

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single Family Residence

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: Stahl Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

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: The minimum parking requirement for Landscaping Materials sales and storage is 1 space per 500 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 “Medium Density Residential” in the future land use component of the plan. The requested “L” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Light Industrial”. Staff recommends Denial. Planning Commission recommendation pending the July 12, 2023 hearing.
2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. The surrounding property

is zoned “R-6” Residential Single-Family and “RM-4 PUD” Residential Mixed Planned Unit Development District.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “L” Light Industrial District is not a appropriate zoning for the property and surrounding area. Industrial and Commercial uses may exist on the North Side of Stahl Road, however, only residential uses exist within the block of the subject property. Therefore, the request is inconsistent with the existing residential on the east side of Stahl Rd and would create industrial encroachment along the residential side of Stahl Rd.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does appear to conflict with any public policy objective.

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 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 0.426 acre site is of sufficient size to accommodate the proposed industrial development.
7. **Other Factors:** The applicant is requesting to rezone the property in order to sell to a landscaping company.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.