



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Zoning Case Z-2021-10700177 S
(Associated Plan Amendment PA-2021-11600065)

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Hotel

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021. This case was continued from August 17, 2021.

Case Manager: Daniel Hazlett, Development Services Manager

Property Owner: Bhavesh Bhakta

Applicant: Raymundo Rivera

Representative: Raymundo Rivera

Location: 1020 Nogalitos Street

Legal Description: Lot 1, Block 16, NCB 3884

Total Acreage: 0.719

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36-square miles of the City of San Antonio and was zoned “J” Commercial District. The “J” Commercial District converted to the current “I-1” General Industrial District with the adoption of the 2001 Unified Development Code (UDC), by Ordinance 93881, dated May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Unzoned Right of Way (UZROW)

Current Land Uses: San Pedro Creek

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Vacant, Single-Family Residence

Direction: South

Current Base Zoning: “I-1”, “R-4”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Vacant Building

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: Nogalitos Street

Existing Character: Secondary Arterial Type B 70' – 86'

Proposed Changes: None Known

Thoroughfare: Glass Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 51 and 251 is within walking distance of the subject property.

Traffic Impact: Nogalitos Street is identified on the City's Major Thoroughfare Plan as an 86' Right-of Way (ROW) street. ROW dedication and improvement may be required. Arterials require minimum 48' pavement, 24' from the centerline. Per the Unified Development Code Table 506-3, note 5, bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Glass Avenue.

Parking Information: The minimum parking for a hotel is 0.8 per room, plus 1 per 800 square feet of public meeting area and restaurant space.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The 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-2 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center, nor is it located along a 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 Lone Star Community Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Low Density Mixed Use.” Staff and 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.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. Industrial zoning is not appropriate within close proximity single-family residential. The proposed "C-2 S" Commercial District with Specific Use Authorization for a Hotel is a downzoning from the current "I-1" and makes the zoning of the property consistent with the use of the property and the land use.
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. The applicant seeks a zoning change from “I-1” General Industrial District to “C-2 S” Commercial District with Specific Use Authorization for a Hotel. The proposed "C-2 S" is compatible with the current zoning and uses along Nogalitos Street, a secondary arterial. The property has an existing Hotel that is required to rezone in order to add an addition to the existing building. The proposed zoning change is supported by goals and strategies found in the Lone Star Community Plan to include: • GOAL LU-1: Establish performance standards for industrial uses. Phase out industrial uses that do not comply with performance standards with a combination of zoning changes and relocation assistance. • LU-3.1 Rezone to ensure a community-scale grocery store and neighborhood-scale retail and service businesses such as neighborhood dry cleaners, coffee shops, restaurants, pharmacies, bike shops, and fitness

centers are permitted where appropriate. Utilize “special zoning districts” to reduce minimum off-street parking space requirements to facilitate the reuse of existing sites.

6. **Size of Tract:** The 0.719 of acre site is currently accommodating an existing hotel.
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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.