



City of San Antonio

Agenda Memorandum

Agenda Date: September 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700205

SUMMARY:

Current Zoning: "BP AHOD" Business Park Airport Hazard Overlay District

Requested Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: David L. Ward

Applicant: David L. Ward

Representative: Frank Burney

Location: 6660 First Park Ten

Legal Description: Lot 7, NCB 16502

Total Acreage: 5.425

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Dellview Area Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "B" Residence District. The property was rezoned by Ordinance 39266, dated February 18, 1971 to "B-3" Business District and "B-2" Business District. The property was rezoned by Ordinance 89406, dated March 11, 1999 to "BP" Business Park District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "BP" Business Park District converted to the current "BP" Business Park 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-1 and C-2

Current Land Uses: Medical Staffing Service and Educational Testing Service

Direction: South

Current Base Zoning: C-3

Current Land Uses: Engineering Firm

Direction: East

Current Base Zoning: BP

Current Land Uses: Medical Institute

Direction: West

Current Base Zoning: C-2 and C-3

Current Land Uses: Professional Office

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: First Park Ten

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Park Ten
Existing Character: Local
Proposed Changes: None Known

Public Transit: There is public transit within walking distance

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 for a school is 1 space per classroom.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “BP” Business Park District may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

Proposed Zoning: “O-2” High Rise Office districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the North Central Regional Center and within ½ a mile from the Fredericksburg 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 Greater Dellview Area Community Plan and is currently designated as “Office Park” in the future land use component of the plan. The requested “O-2” 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 “BP” Business Park District is an appropriate zoning for the property and surrounding area. The requested “O-2” High-Rise Office District is also an appropriate zoning for the property and surrounding area and is a good transition between existing “C-1” Light Commercial, “C-2” Commercial, “C-3” General Commercial and “BP” Business Park zoning and uses.
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 Greater Dellview Area Community Plan.
 - Objective 3.2: Reuse and Retrofit Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area
 - Goal 4: Community Development Empower local human resources and create mutual growth between the community’s citizens and its commercial sector
 - Objective 4.1: Human Capital Educate, train, and empower the citizens today for a brighter economic future tomorrow
6. **Size of Tract:** The 5.425 acre site is of sufficient size to accommodate the proposed office/school development.
7. **Other Factors:** The applicant is rezoning to allow for a school in the existing building.