



City of San Antonio

Agenda Memorandum

Agenda Date: March 5, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700011

SUMMARY:

Current Zoning: "I-2 H AHOD" Heavy Industrial Mission Historic Overlay Airport Hazard Overlay District

Requested Zoning: "C-1 H AHOD" Light Commercial Mission Historic Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Zuke Investments, LLC

Applicant: Vincent Gerard & Associates

Representative: Vincent Huebinger

Location: 1223 March Avenue

Legal Description: the west 148.39 feet of Lot 21, NCB 11176

Total Acreage: 1.975 acres

Notices Mailed**Owners of Property within 200 feet:** 7**Registered Neighborhood Associations within 200 feet:** Harlandale - McCollum Neighborhood Association**Applicable Agencies:** Parks and Recreation, World Heritage Office, Office of Historic Preservation, Stinson Airport, Planning Department**Property Details**

Property History: The subject 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 25937, dated January 9, 1958, from “B” Residence District to “LL” Manufacturing District. The property was rezoned by Ordinance 62153, dated January 9, 1986, from “LL” Manufacturing District to “I-2” Heavy Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “I-2” Heavy Industry District converted to the current “I-2” Heavy Industrial District.

Code & Permitting Details:

Commercial Project Application (COM-PRJ-APP22-39801987) – June, 2022

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

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** “IDZ-2”**Current Land Uses:** Vacant Land**Direction:** East**Current Base Zoning:** “I-1”, “C-2”**Current Land Uses:** Single Family Residence, Commercial Structure**Direction:** South**Current Base Zoning:** “R-5”**Current Land Uses:** Single Family Residence**Direction:** West**Current Base Zoning:** “I-1”, “C-2”**Current Land Uses:** Storage Facility, Single Family Residence**Overlay District Information:**

The Mission Historic District is an overlay district which was adopted in 1977. This district does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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: March Avenue

Existing Character: Local

Proposed Changes: None

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 wireless communications systems are 1 parking space per employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed Zoning: "C-1" Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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 subject property is not located within a Regional Center or within ½ a mile from a 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 Stinson Airport Vicinity Land Use Plan, adopted on April 2, 2009, and is currently designated as “Community Commercial Use” in the future land use component of the plan. The requested “C-1” limited density multi-family 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-2” Heavy Industrial District is not an appropriate zoning for the property and surrounding area. The subject area has an established single-family subdivision located to the south and a proposed manufactured home park to the north, which should be separated from heavy industrial uses to prevent adverse impacts to residents. The proposed “C-1” Light Commercial District is more appropriate for the property and surrounding area, aligning with the current uses of banquet hall, office space, motel, and recording studio on the block.
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. Relevant Goals and Objectives from the Comprehensive Plan may include:
 - PFCS Goal 1: San Antonio has a 21st century infrastructure that supports the existing and future growth of the city.

Relevant Goals and Policies of the Stinson Airport Vicinity Land Use Plan may include:

 - Objective 1.2: Discourage developments of incompatible uses on vacant land.
 - Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.
6. **Size of Tract:** The 1.975 acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to “C-1” to allow for the development of a wireless communications tower.

HDRC Approved with the following stipulation: ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

This property is located within the Mission Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. On January 17, 2024, the Historic & Design Review Commission approved the installation of one (1) communications monopole to feature an overall height of 74' – 0".