



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 1

SUBJECT:

ZONING CASE Z-2023-10700300 CD
(Associated Plan Amendment PA-2023-11600078)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Series B of Hild Management of Series LLC

Applicant: Christina Alaniz

Representative: Christina Alaniz

Location: 707 Vance Jackson Road

Legal Description: Lot 21, NCB 8410

Total Acreage: 0.4515 acres

Notices Mailed**Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** Los Angeles Heights Neighborhood Association**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1595, dated November 29, 1944, and was originally zoned “B” Residence District. A portion of the property was rezoned by Ordinance 37904, dated September 18, 1969, to “O-1” Office District. The property was rezoned by Ordinance 43290, dated January 24, 1974, to “B-2” Business District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District.

Code & Permitting Details:

Zoning UDC Investigation- Outside storage (INV-UDC-23-3130001046) - June 2023

Zoning UDC Investigation- Barbed wire (INV-UDC-23-3130001045) - June 2023

Building without a Permit (INV-PTI-23-3090001611) - June 2023

Zoning UDC Investigation- Corrugated metal fence (INV-ZCD-23-3140002281) - October 2023

Building without a Permit (INV-PTI-23-3090001608) - June 2023

Building without a Permit (INV-PTI-23-3090001609) - June 2023

Certificate of Occupancy violation (INV-COI-23-3120001607) - June 2023

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:** “C-2”, “R-4”, “MF-33”**Current Land Uses:** Carwash, Restaurant**Direction:** South**Current Base Zoning:** “I-1”, “MF-33”**Current Land Uses:** Apartments, Construction office, Food processing equipment retailer**Direction:** East**Current Base Zoning:** “R-4”, “O-2”, “R-4 CD”**Current Land Uses:** Residential Dwellings, Insurance office**Direction:** West**Current Base Zoning:** “C-2”, “I-1”, “MF-33”**Current Land Uses:** Apartments, Storage Facility

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:

NA

Transportation

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: West Hermosa Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 95, 96, 97

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for storage-outside (under roof and screened) is 1 parking space per 600 sq/ft of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial 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.

Proposed Zoning: "C-2 CD" Commercial 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.

If approved, the "CD" Conditional Use would allow Outside Storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Fredericksburg 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 Near Northwest Community Plan, adopted February 2002, and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “C-2 CD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. 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. The property is located on a commercial corridor, with a mixed-use development pattern in proximity to include commercial, residential, and light industrial land use.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-2 CD" Commercial with a Conditional Use for Storage - Outside is also appropriate. The property formerly accommodated a retail business that sold pools and pool equipment, which sustained major fire damage. The change in zoning will permit the outside storage of the pool materials, and the eventual rebuilding of the structure. The site plan prescribed by the “CD” Conditional Use portion of the request will address the layout of the property and building size and will prevent any expansion of the use. Deviation from the approved document could warrant additional Council consideration.
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 Near Northwest Community Plan:
 - Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
 - 2.2.2 Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement.

6. **Size of Tract:** The subject property is 0.4515 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2 CD” to accommodate the outside storage of pools and pool installation equipment.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.