



City of San Antonio

Agenda Memorandum

Agenda Date: February 20, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700003 S

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Mark and Susan Crabtree

Applicant: United Rehab Preservation

Representative: Ortiz McKnight, PLLC

Location: 10730 Hillpoint Drive

Legal Description: Lot 21 and the northeast 2.02 feet of Lot 22, Block 1, NCB 16837

Total Acreage: 0.5089 acres

Notices Mailed**Owners of Property within 200 feet:** 10**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** San Antonio International Airport**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 32611, dated September 24, 1964, and zoned Temporary "A" Single-Family Residence District. The property was rezoned by Ordinance 34368, dated May 19, 1966, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

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" and "I-2"**Current Land Uses:** General Commercial and Heavy Industrial**Direction:** East**Current Base Zoning:** "I-2"**Current Land Uses:** Heavy industrial**Direction:** South**Current Base Zoning:** "C-3" and "MF-33"**Current Land Uses:** General Commercial and Multi-Family**Direction:** West**Current Base Zoning:** "MF-33"**Current Land Uses:** Multi-Family**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:** Hillpoint Drive**Existing Character:** Local**Proposed Changes:** None**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 9

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 a Contractor Facility is 1 per 1,500 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-3" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "C-3 S" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

The Specific Use is for a Construction Contractor Facility.

FISCAL IMPACT:

N/A

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Greater Airport Regional Center and is not located within ½ a mile of 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 Northeast I-35 and Loop 410 Area Regional Center Plan, adopted in 2022, and is currently designated as "Business/Innovation Mixed Use" in the future land use component of the plan. The requested "C-3" 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 "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-3 S" General Commercial District with a Specific Use Authorization for a Construction Contractor Facility is also suitable for the area. Zoning along the western side of Hillpoint Drive consists of "C-3" General Commercial District with a variety of intense uses including coffee machine suppliers, plumbing contractors, HVAC contractors, and general construction contractors. This request includes a prescribed site plan, reflecting the parking, building square footage, height, and fencing. Any major amendments to the site plan would require further zoning 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 Northeast I-35 and Loop 410 Area Regional Center Plan:
 - Objective 1: Encourage economic development and business diversity that nurture positive community identity.
 - Objective 2: Support land use and zoning that will encourage redevelopment and revitalization of aging, underutilized, and outdated commercial areas with spaces that meet the demands of modern markets and lifestyles.
6. **Size of Tract:** The subject property is 0.5089 acres, which can reasonably accommodate the proposed development.
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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Construction Contractor Facility.