



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700280

SUMMARY:
Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 1, 2022

Case Manager: Adolfo Gonzalez, Planner

Property Owner: BD Hart Holdings LLC

Applicant: BD Hart Holdings LLC

Representative: Patrick W Christensen

Location: generally located at 8231 Broadway and the 8300 Block of Gault Lane

Legal Description: Lot 32, NCB 11961

Total Acreage: 1.925

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Oak Park Northwood

Applicable Agencies: San Antonio International Airport

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "D" Apartment District converted to the current "MF-33" Multi-Family 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-3NA"

Current Land Uses: Self Storage Facility

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Multi-Family Residential Dwelling

Direction: South

Current Base Zoning: "C-1" & "C-2 S"

Current Land Uses: Rehabilitation Center & Athletic Training Facility

Direction: East

Current Base Zoning: "C-1"

Current Land Uses: Commercial 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: Broadway

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: Citadell Plaza

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property. Routes Served: 9, 209

Traffic Impact: Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

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 commercial use parking lot is not applicable.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family district permit multi-family development with a maximum density of 33 units per acre.

Proposed 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Greater Airport Area Regional Center and within ½ a mile from the Metro Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Business Park in the future land use component of the plan. The requested “C-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. The surrounding area has a mix of commercial zoning and uses “C-1” Light Commercial, “C-2” Commercial and “C-3” General Commercial.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area but is out of character with the abutting commercially zoned properties. The proposed “C-2” Commercial is more appropriate and consolidates the subject properties with the same zoning designation as surrounding properties. This will allow for more thoughtful development and cohesion of commercial properties 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 San Antonio International Airport Vicinity Plan.
Relevant Goals, Recommendations and Themes of the San Antonio International Airport Vicinity Plan may include:
Key Theme 1: Protect airport operations and expansion through compatible uses.
Key Theme 5: Preserve neighborhood integrity and prevent commercial encroachment.
Key Theme 7: Encourage compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
Land Use Goal 2: Encourage economic growth that enhances airport operations and surrounding development
Land Use Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.
6. **Size of Tract:** The 1.925-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is generally located at the intersection of Gault Lane and Country Village Street about a quarter mile south of NE Loop 410. The property currently contains a commercial parking lot. Surrounding land uses are a mix of commercial, multi-family, and office space. The applicant intends to utilize the property for parking and commercial development.