



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 1, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

ZONING CASE ZONING-Z-2022-10700287

**SUMMARY:**

**Current Zoning:** "I-1" General Industrial District

**Requested Zoning:** "C-2" Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 1, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Kellum Real Estate LLC

**Applicant:** Kellum Real Estate LLC

**Representative:** Patrick Christensen

**Location:** generally located in the 9800 Block of Braun Road

**Legal Description:** Lot 63, Lot 64, and Lot 65, NCB 15663

**Total Acreage:** 5.919

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** N/A  
**Applicable Agencies:** N/A

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 79038, dated December 30, 1993 and zoned I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “I-1” Light Industry District converted to the current “I-1” General Industrial 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-3

**Current Land Uses:** Thrift Store

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Dollar Tree

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant

**Overlay District Information:**

N/A

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:** Braun Road

**Existing Character:** Local Secondary Arterial A

**Proposed Changes:** None known

**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 a Gymnasium is 1 space per 1000 sqft GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "I-1" general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

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 within the West Northwest Regional Center.

**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 West Sector Plan and is currently designated as "Suburban Tier and Mixed Use Center" in the future land use component of the plan. The requested "C-2" Commercial 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-1" General Industrial District is an appropriate zoning for the property and surrounding area. The requested "C-2" Commercial District is a more appropriate zoning for the property and surrounding area. The proposed

rezoning constitutes a downzoning from an intense industrial district to a commercial district. It is also an appropriate location in close proximity to Loop 1604 and surrounding “C-2” Commercial and “C-3” General Commercial zoning. Additionally, the request provides a transition between high intensity commercial and industrial zoning and residentially zoned properties to the south and far west of the subject site.

- 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 West Sector Plan.
  - Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
  - ED-1.1 Locate business offices near existing residential areas within the Sector
  - ED-1.3 Stimulate and support increased activity of existing businesses
- 6. Size of Tract:** The 5.919 acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The applicant intends to construct a fitness center/gym.