



City of San Antonio

Agenda Memorandum

Agenda Date: June 6, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2023-10700113

(Associated Plan Amendment PA-2023-11600027)

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: SDF3-Bulverde Road, LP

Applicant: Stream Realty Acquisition, LLC

Representative: Killen, Griffin and Farrimond, PLLC

Location: 14829 Bulverde Road

Legal Description: Block 22, Lot 7, NCB 18890

Total Acreage: 2.683

Notices Mailed**Owners of Property within 200 feet:** 11**Registered Neighborhood Associations within 200 feet:** There is no Neighborhood Association within 200 feet.**Applicable Agencies:** Aviation and Planning Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 81102, dated December 30, 1994, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 83859, dated March 28, 1996, to "B-3" Business District. A portion of the property was rezoned by Ordinance 90138, dated July 22, 1999, to "I-1" Light Industry District Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District and "I-1" Light Industry District converted to the current "C-3" General Commercial District and "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 NA" and "I-1"**Current Land Uses:** Construction Company**Direction:** East**Current Base Zoning:** "O-2 CD"**Current Land Uses:** Kennel**Direction:** South**Current Base Zoning:** "C-3 R" and "I-1"**Current Land Uses:** Corporate Office**Direction:** West**Current Base Zoning:** "I-1"**Current Land Uses:** Corporate Office**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:** Bulverde Road**Existing Character:** Primary Arterial A**Proposed Changes:** None Known**Thoroughfare:** Jung Road**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known**Public Transit:** There is no public transit within walking distance of the 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 warehousing is 1 per 5,000 sf GFA. The maximum parking requirement for warehousing is 1 per 350 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. The 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.

"I-1" General Industrial Districts 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: "I-1" General Industrial Districts 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 “Community Commercial” in the future land use component of the plan. The requested “I-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Light Industrial". 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 surrounding area is zoned “C-3 NA” General Commercial Nonalcoholic Sales District and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District and “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is also appropriate for the property. The applicant is requesting a zoning change to have consistent zoning on the entire property to accommodate the existing use of a warehouse. The proposed “I-1” is also appropriate along Bulverde Road which has established industrial and commercial 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 Land Use Plan and the SA Tomorrow Comprehensive Plan.

Relevant Goals and Policies of the San Antonio International Airport Vicinity Land Use Plan may include:

- Goal II: Encourage economic growth that enhances airport operations and development.

- Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.

- 6. Size of Tract:** The 2.683-acre site is of sufficient size to accommodate the proposed industrial development.
- 7. Other Factors:** The applicant intends to utilize an existing structure for the use of a warehouse.