



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 18, 2021

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2021-10700260

(Associated Plan Amendment Case #PA-2021-11600091)

**SUMMARY:**

**Current Zoning:** “C-3 AHOD” General Commercial Airport Hazard Overlay District

**Requested Zoning:** “L AHOD” Light Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 19, 2021

**Case Manager:** Summer McCann, Planner

**Property Owner:** Sandra Goll

**Applicant:** Sean Bourg

**Representative:** Sean Bourg, James Griffin, Emilie Weissler

**Location:** 17097 Nacogdoches Road

**Legal Description:** Lot TR-D and Lot TR-E, NCB 16584

**Total Acreage:** 25.388 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** Rolling Meadows Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 66022, dated December 30, 1987 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned to "B-3" by Ordinance 66444 dated January 21, 1988. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial District.

**Topography:** A portion of subject property is located within the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "QD-S"

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** "C-3"

**Current Land Uses:** Elementary School

**Direction:** West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Vacant Land

**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:** Nacogdoches Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Traffic Impact:** FM2252 is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDOT for review. FM2252 is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. At time of platting and building permit a more detailed TIA review will be conducted which will require a site plan.

**Parking Information:** The parking minimum for a Warehouse/Flex Space is 1 per 2,000 sf GFA

**ISSUE:** None

**ALTERNATIVES:**

Current Zoning: C-3 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: The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

**FISCAL IMPACT:** None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Rolling Oaks Regional Center. The subject property is not within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial. Zoning Commission 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 North Sector Plan and is currently designated as Suburban Tier. The proposed “L” Light Industrial District is not consistent with the designated land use. The applicant has requested a Plan Amendment to "Specialized Center." Staff recommends Denial. The Planning Commission recommends Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “L” Light Industrial District allows for industrial uses in an area that was planned for Suburban Tier, commercial use.
- 3. Suitability as Presently Zoned:** The current “C-3” General Commercial is an appropriate zoning district for the area. The proposed "L" Light Industrial will add more industrial uses to the area. The applicant can rezone to “C-2 CD” Commercial District with a Conditional Use for Warehouse/Flex Space to allow for the intended use and be consistent with the current land use designation.
- 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 proposed rezoning appears to conflict with the following goals, principles and objectives of the North Sector Plan. Surrounding uses include Rolling Meadows Elementary School and Rolling Meadow Subdivision right across Nacogdoches Rd, as well as Rolling Oaks Mall to the west. The subject property is located within the North Sector Plan Area and SA Tomorrow’s Rolling Oaks Regional Center Plan Area.

Growth and City Form Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

Growth and City Form Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

Growth and City Form Goal 6: Growth and city form support community health and wellness.

The proposed zoning is not compatible with the designated Land Use Category, the surrounding uses, nor the above listed goals and policies of the SA Tomorrow Comprehensive Plan and the goals and strategies of the North Sector Plan.

- 6. Size of Tract:** The subject property is approximately 25.388 acres, which could reasonably accommodate Industrial uses.
- 7. Other Factors** The applicant is rezoning to “L” Light Industrial District to allow for a Warehouse/Flex Space.