



City of San Antonio

Agenda Memorandum

Agenda Date: December 16, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2021-10700285 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Warehousing

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 16, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: South Star Mission Del Largo Developer, LLC

Applicant: Rob Riner Companies

Representative: Killen, Griffin & Farrimond, PLLC

Location: 12100 South US Highway 281

Legal Description: 33.72 acres out of NCB 11166

Total Acreage: 33.72

Notices Mailed**Owners of Property within 200 feet:** 46**Registered Neighborhood Associations within 200 feet:** Mission Del Lago HOA**Applicable Agencies:** TXDOT**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 68292, dated December 30, 1988 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 69286, dated April 13, 1989 to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to "C-2" Commercial 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", "R-4"**Current Land Uses:** Convenience Store, Single-Family**Direction:** East**Current Base Zoning:** UZROW**Current Land Uses:** Interstate**Direction:** South**Current Base Zoning:** "C-2"**Current Land Uses:** Multi-Family**Direction:** West**Current Base Zoning:** "C-2", "R-6 PUD"**Current Land Uses:** School, Single-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:

None.

Transportation**Thoroughfare:** South US Highway 281**Existing Character:** Expressway**Proposed Changes:** None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 42

Traffic Impact: A TIA report is not required. Must comply with TIA on file (TIA20180408) – Mission Del Lago MDP. ROW dedication and improvement may be required along Del Lago Pkwy and Club House Blvd. US 281 is a TxDOT roadway. TxDOT review and approval will be required. Please submit documents to TxDOT for review. TIA review will be revisited in detail during plat or building permit (a site plan will be required).

Parking Information: The minimum parking requirement is 1 space per 5,000 SF of GFA.

ISSUE:
None

ALTERNATIVES:

Current 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.

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.

The proposed “CD” Conditional Use would allow Warehousing in addition to all “C-2” Commercial uses.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not located in a Regional Center or 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 Heritage South Sector Plan and is currently designated as Suburban Tier 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. “C-2” Commercial Districts act as buffers to existing and surrounding “R-6” Residential Single-Family Districts.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The requested “C-2 CD” Commercial District with a Conditional Use for Warehousing is also appropriate for the property and surrounding area, as the property is located near other commercially zoned properties and warehouses, with good vehicular access along US Highway 281.
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 change of zoning does not appear to conflict with the following goals and strategies of the Heritage South Sector Plan.

Goal ED-6 Market Heritage South as a business-friendly environment

- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade Goal .
- LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- LU-1.3 Promote nodal commercial development and community centers where various modes of transportation are accessible.

6. **Size of Tract:** The 33.72 acre site is of sufficient size to accommodate the proposed commercial development and a warehouse.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a commercial/retail pad site (business park) with warehousing.