



City of San Antonio

Agenda Memorandum

Agenda Date: March 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Zoning Case Z-2022-10700030 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Office Warehouse (Flex Space)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 15, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: G & D Investments

Applicant: One Stop Code Consulting

Representative: Patrick Christensen

Location: 15709 Nacogdoches

Legal Description: Lot P-7, NCB 16582

Total Acreage: 2.0 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: High Country HOA, Fox Run

Applicable Agencies: NA

Property Details

Property History: The property was annexed into the City of San Antonio on August 18, 1974, by Ordinance 42988 and originally zoned Temporary "R-1" Single-Family Residence District. A portion of the property rezoned under Ordinance 51305, dated September 27, 1979, from Temporary "R-1" Single-Family Residence District to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "B-2" Business District converted to the current "C-2" Commercial District and the portion of the property zoned Temporary "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District.

Topography: The property is located within the Aquifer Artesian Zone and Cibolo Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Single-Family Homes

Direction: East

Current Base Zoning: C-2

Current Land Uses: Autism Treatment Center

Direction: South

Current Base Zoning: UZROW, C-2, R-6

Current Land Uses: Empty Land

Direction: West

Current Base Zoning: C-2, C-2NA, R-6

Current Land Uses: Health Offices, Comanche Lookout

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

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Fox Knoll

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for the subject property is 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family Districts consist of a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

“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 for an Office Warehouse (Flex Space).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to a premium transit corridor and is within proximity to a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2 CD” 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. Surrounding properties are primarily “C-2” Commercial and “R-5” Residential Single-Family and “R-6” Residential Single-Family Districts. Introducing the “C-2” base zoning district with a Conditional Use for Office Warehouse (Flex space) is appropriate given the site’s location on a corridor and its proximity to other existing commercial uses, mainly medical offices.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District and “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for is also an appropriate zoning for the property and surrounding area. The “CD” Conditional Use allows for consideration of an Office Warehouse (Flex Space).
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 North Sector Plan.

Relevant Goals and Policies of the North Sector Plan may include:

Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

6. **Size of Tract:** The 2.0-acre site is of sufficient size to accommodate the proposed commercial uses and development.

7. **Other Factors:** The applicant intends to construct an office warehouse/flex space on the subject property.

The Conditional Use zoning procedure is designed to provide for a land use within the area 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 granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning Districts with the specified Conditional Use provisions.