



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 2, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Zoning Case Z-2020-10700230 CD S

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis  
Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards  
Recharge Zone District

**Requested Zoning:** "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis  
Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards  
Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 2, 2021

**Case Manager:** Rebecca Rodriguez, Planner

**Property Owner:** Tradesman LLC

**Applicant:** Patrick Christensen

**Representative:** Patrick Christensen

**Location:** 14700 Tradesman Drive

**Legal Description:** Lot P-2E and Lot P-9, NCB 14848

**Total Acreage:** 92.5

**Notices Mailed**

**Owners of Property within 200 feet:** 96

**Registered Neighborhood Associations within 200 feet:** The Woods of Shavano Community Association

**Applicable Agencies:** SAWS, Camp Bullis Awareness Zone

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 59769, dated December 31, 1984 and zoned TEMP "R-1" Single-Family Residence District.

Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned TEMP "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District. The property was rezoned by Ordinance 2007-05-03-0510, dated May 13, 2007 to "C-3" General Commercial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3

**Current Land Uses:** Warehouses

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** MF-50

**Current Land Uses:** Apartment Complex

**Overlay District Information:**

The "MLOD-1" Camp Bullis Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. 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. The "ERZD" Edwards Recharge Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water

System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

**Special District Information:**

NA

**Transportation**

**Thoroughfare:** Tradesman Drive

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Quarry Run

**Existing Character:** Local

**Proposed Changes:** None

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

**Traffic Impact:** TIA review will be analyzed in detail during building permit and plat submittal. Site plan will be required.

**Parking Information:** The minimum parking requirement for a warehouse is 1 per 5,000 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.

**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 “CD” Conditional Use would allow the proposed Warehouse and the “S” Specific Use Authorization is for the SAWS review over the Edwards Recharge Zone.

**FISCAL IMPACT:**

None.

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

The subject property is within the UTSA Regional Center but not within the Premium Transit Corridor.

**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 UTSA Area Regional Center and is currently designated as Employment/Flex Mixed use in the future land use component of the plan. The requested “C-2” 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 “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD S” Commercial District with a Conditional Use and Specific Use Authorization for a Warehouse is also appropriate. Office/Warehouse uses are currently located along Tradesman Drive, including properties directly abutting the subject site. While there are residential single-family neighborhoods to the South and East, the Conditional Use can be utilized to impose any needed restrictions to buffer the residents from the proposed warehouse.
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 UTSA Area Regional Center Plan.

**Relevant Goals and Policies of the Comprehensive Plan may include:**

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

GCF Goal 7: Development practices that minimize mitigate or avoid negative impacts on the city’s natural resources, water supply, water quality, surface waterways and air quality.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas where appropriate.

6. **Size of Tract:** The 92.5-acre site is of sufficient size to accommodate commercial development and the proposed commercial uses and the proposed warehouse.
7. **Other Factors:** Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 48% on the site. Reference SAWS report dated August 30, 2021. The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.

The applicant is rezoning to develop a warehouse.

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 purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.