



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Zoning Case Z-2023-10700060 CD

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2023. This case was continued from April 18, 2023.

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Ahmad Zabihian, Loop 410 Properties SA, Ltd.

Applicant: Ahmad Zabihian, Loop 410 Properties SA, Ltd.

Representative: Bill Kaufman, The Kaufman Group

Location: Generally located at the 3000 block of West Loop 410

Legal Description: Lot 32, Block 9, NCB 12479

Total Acreage: 3.7900

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: There are no registered Neighborhood Associations in the area.

Applicable Agencies: Parks and Recreation Department and Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 38568, dated May 28, 1970, to "O-1" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "O-1" Office District converted to the current "O-2" High-Rise Office 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: "R-5"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Bank

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Apartment complex

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Dwelling

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: West Loop 410 Access Road

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Glencrest
Existing Character: None
Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for auto and vehicle sales is 1 per 500 sf GFA of sales and service building. The maximum parking requirement for auto and vehicle sales is 1 per 375 sf GFA of sales and service building.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "O-2" High-Rise Office District provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

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 Motor Vehicle Sales (Full Service).

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Medical center Regional Center and within ½ a mile from the Zarzamora 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 Medical Center Area Regional Center Plan and is currently designated as “Community Commercial” 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. Surrounding properties are zoned “C-2” Commercial District and are located off of Loop 410. There is some “R-5” Residential Single-Family, but it will likely remain undeveloped due to the location off the highway and the establish commercial uses along Loop 410.
3. **Suitability as Presently Zoned:** The existing “O-2” High-Rise Office District is an appropriate zoning for the property and surrounding area. The requested “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) is also an appropriate zoning for the property and surrounding area. The request promotes development in the area and more consistent commercial zoning along West Loop 410. Additionally, the Conditional Use allows consideration of conditions and holds the applicant to a prescribed site plan.
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 Medical Center Area Regional Center Plan.

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

- **JEC Goal 1:** Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
 - **JEC Goal 2:** Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
 - **GCF Goal 2:** Priority growth areas attract jobs and residents.
6. **Size of Tract:** The 3.7900-acre site is of sufficient size to accommodate the proposed commercial development.
 7. **Other Factor:** 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 KIA car dealership.