



City of San Antonio

Agenda Memorandum

Agenda Date: February 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700331 S

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Medical Clinic

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Chinthaka P Bulathsinghala PLLC & Palla Rivi De Silva PLLC

Applicant: Palla Rive De Silva

Representative: Palla Rive De Silva

Location: 127 Lewis Street

Legal Description: Lot 2, Block 6, NCB 369

Total Acreage: 0.2237 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Tobin Hill Community and San Antonio Texas District One Residents Association

City-Wide Community Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The property is part of the original 36 square miles of the City of San Antonio, and zoned "E" Office District. The property was rezoned by Ordinance 83331, dated December 14, 1995, to "B-1" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-1" Business District converted to "C-1" Light Commercial District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1, IDZ-2

Current Land Uses: Single-Family Residential, IDZ-2 for uses permitted in C-2

Direction: South

Current Base Zoning: C-1

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: C-1

Current Land Uses: Law Office, Single-Family Residential

Direction: West

Current Base Zoning: C-3

Current Land Uses: Nurse Practitioner, Empty Commercial Buildings

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: Lewis Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: West Poplar Street

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within a ½ mile of the subject property.

Routes Served: 3, 4, 95, 96, 97, 289, 296, 204

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 Medical Clinic – is 1 space per 400 sf GFA and the maximum parking requirement is 1 space per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-1” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “C-1 S” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “S” Specific use is to permit a Medical Clinic.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is located within the Midtown Regional Center and is within ½ a mile from the LRV 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 Midtown Area Regional Center Plan, adopted in September 2000, and is currently designated as “Regional Mixed-Use” in the future land use component of the plan. The requested “C-1 S” 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 “C-1” Light Commercial District.
- 3. Suitability as Presently Zoned:** The existing “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-1 S” Light Commercial District with a Specific Use Authorization for Medical Clinic is also appropriate. The request maintains the base “C-1” Light Commercial District and allows a second look at the proposed medical Specific Use Authorization zoning process. The surrounding properties are commercial uses. Additionally, the applicant will have to adhere to the prescribed site plan required for Specific Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.
- 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. Relevant Goals and Policies of the Midtown Area Regional Center Plan may include:
 - Goal 4: Foster Innovation economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - 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.

6. **Size of Tract:** The 0.2237 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is located within the Fort Sam Houston 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.

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 applicant is rezoning to allow a Specific Use Authorization for a Medical Clinic.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.