



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700314

SUMMARY:

Current Zoning: "NC IDZ NCD-5 AHOD" Neighborhood Commercial Infill Development Zone
Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon
Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC"
Neighborhood Commercial District and Tattoo Parlor/Studio

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: NRN Consulting, LLC

Applicant: NRN Consulting, LLC

Representative: Patrick Christensen

Location: 319 Blanco Road

Legal Description: the east 77 feet of Lot 16, Block 3, NCB 3032

Total Acreage: 0.0884

Notices Mailed

Owners of Property within 200 feet: 27

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

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

Applicable Agencies: Planning Department, Solid Waste Management

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. The property was rezoned by Ordinance 86704, dated September 25, 1997, to “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to “R-6” Residential Single-Family District. The property was rezoned by Ordinance 2024-01-25-0044, dated January 25, 2024, to the current “NC IDZ” Neighborhood Commercial Infill Development Zone Overlay District.

Code & Permitting History:

INV-BLD-INV24-23200841 – Building Investigation – August 2024

INV-ELE-INV24-23300889 – Electrical Investigation – August 2024

INV-MEC-INV24-23400831 – Mechanical Investigation – August 2024

REP-CRP-PMT24-35400146 – Minor Commercial Repair Permit – May 2024

REP-CRP-PMT24-35400124 – Minor Commercial Repair Permit – April 2024

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: RM-6, R-3 CD for Duplex, R-6 CD for Bakery, R-6 CD for Two Units, R-6 CD for Noncommercial Parking Lot, C-3NA

Current Land Uses: Residential Dwellings, Granite Supplier, Boxing Gym

Direction: South

Current Base Zoning: R-6, C-3NA

Current Land Uses: Residential Dwellings, Home Health Business

Direction: East

Current Base Zoning: C-2, C-3NA CD for Outside Storage and Warehousing, C-3NA

Current Land Uses: Food Service Establishment, Auto Repair Shop

Direction: West

Current Base Zoning: R-6 CD, R-6, IDZ-2

Current Land Uses: Residential Dwellings

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.

The Beacon Hill Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: West Ashby Place

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 2, 202, 95, 96, 97, 296, 289

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

Parking Information: The parking requirements for commercial uses can be found in the Unified Development Code, Table 526-3b. The minimum parking requirement for Tattoo Parlor/Studio is 1 space per 300 sf of Gross Floor Area.

The "IDZ-1" base zoning district would waive the minimum parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "NC" Neighborhood Commercial District provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses:

animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

Proposed Zoning: “IDZ-1” Limited Intensity Infill Development District allows rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The “IDZ-1” base zoning district would allow for uses permitted in "NC" Neighborhood Commercial District and Tattoo Parlor/Studio.

FISCAL IMPACT:

None.

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

The subject property is located within the Midtown Regional Center and is within ½ a mile of the New Braunfels Avenue Metro Premium Plus 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 Midtown Neighborhoods Neighborhood Plan, adopted October 2000, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ-1” 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 “IDZ-2” Medium Intensity Infill Development Zone District, “C-2” Commercial District, and “C-3NA” General Commercial Non-Alcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing "NC IDZ" Neighborhood Commercial Infill Development Zone Overlay District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted in "NC" Neighborhood Commercial District and Tattoo Parlor/Studio is also appropriate. The subject property is situated within a mix of commercial and residential developments, and the proposed commercial uses would align with the existing community. Additionally, the proposed uses permitted in “NC” Neighborhood Commercial District and a Tattoo Parlor/Studio typically generate less traffic and suitable for the subject property. The development will be held to a prescribed site plan, and any deviation from the approved site plan could 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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF Policy 8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
 - GCF Policy 14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Goals and Objectives from the Midtown Neighborhoods Neighborhood Plan may include:

- Goal 1: Economic Development - Revitalize and enhance the neighborhoods' historic commercial centers.
 - Objective 1.1: Historic Character - Preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and Hildebrand.
 - Objective 1.3: Business Development - Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.
6. **Size of Tract:** The subject property is 0.0884 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

The City may be able to provide waste collection services to new residential IDZ developments that have sufficient vehicle access to allow large Automated Side Load trucks (ASLs) to safely collect waste bins from the curb. Access requirements can be found in the Solid Waste City Ordinance Chapter 14 (Sec. 14-10, Sec. 14-25 and Sec. 14-26) and IB-576. Once a development is completed, the owner, manager, HOA or property management may call the Solid Waste Management Department to request an assessment to determine eligibility. If the development is not eligible for City waste services, it is recommended the developer be prepared to procure waste and/or dumpster services from a private waste hauling business.