



City of San Antonio

Agenda Memorandum

Agenda Date: June 4, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700100

SUMMARY:

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Rachel Nguyen

Applicant: Michael Finelli

Representative: Michael Finelli

Location: 7300 Blanco Road

Legal Description: 2,500 square feet out of NCB 11714

Total Acreage: 0.0574

Notices Mailed

Owners of Property within 200 feet: 68

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills Neighborhood Association and San Antonio Texas District One Resident Association

Applicable Agencies: Planning Department, Aviation Department, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 45143, dated April 10, 1975, to "B-1" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-1" Business District converted to the current "C-1" Light Commercial District.

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

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, O-2

Current Land Uses: Residential Dwelling, Offices, Medical Clinic

Direction: South

Current Base Zoning: C-2, C-3NA

Current Land Uses: Self-Storage Facility, Offices. Medical Office

Direction: East

Current Base Zoning: MF-33, R-5

Current Land Uses: Apartment Complex, Vacant

Direction: West

Current Base Zoning: C-1, C-2

Current Land Uses: Offices, Medical Offices

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:

There is no special district information.

Transportation

Thoroughfare: Blanco Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes Served: 2, 552

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 Medical Clinic (physician and/or dentist) is 1 per 400 sf GFA, and the maximum parking requirement is 1 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-2 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.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Greater Airport Area Regional Center and is within a ½ mile of the San Pedro Metro Premium Plus 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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" Commercial District 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-2" Commercial District and "C-3NA" General Commercial Nonalcoholic Sales.
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-2" Commercial District is also an appropriate zoning. The subject property is surrounded by other commercial and office uses. The proposed "C-2" Commercial District will allow a Medical Clinic (Physician And/Or Dentist) and would not be out of character for the area.
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 objective. 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 6: Growth and city form support community health and wellness. - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate. - H P25: Invest in neighborhood amenities and infrastructure that will benefit existing residents while attracting new residents to underserved areas. - H P30: Ensure infill development is compatible with existing 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 Relevant Goals and Objectives of the San Antonio International Airport Vicinity Land Use Plan may include: - Goal I: Protect the quality of life of residents including health, safety and welfare - Goal II: Encourage economic growth that enhances airport operations and surrounding development - Objective 2.2 Encourage commercial development that respects the integrity of existing residential development Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 6: Growth and city form support community health and wellness.
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
 - 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.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Land Use Plan may include:

- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
6. **Size of Tract:** The 2,500 square foot site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors:** The applicant intends to rezone 2,500 square feet of the property for the purpose of a medical office (physician and/or dentist). As per TxDOT, one access may be allowed along Blanco Road. TxDOT coordination would be required.

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