



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700284

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2024.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Francisco & Maria C Aguilera

Applicant: Alamo Global Appliance LLC

Representative: Caies Bahsas

Location: 2315 Blanco Road

Legal Description: south 60 feet of Lots 9 and 10, Block 12, NCB 3939

Total Acreage: 0.1377 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: SATXD1 Residents Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television
San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1845, dated May 5, 1940, and zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial 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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1", "C-2P", "R-4"

Current Land Uses: Car Repair, Vacant Land, Residential Single-Family

Direction: South

Current Base Zoning: "R-4", "I-1"

Current Land Uses: Food Service, Residential Single-Family

Direction: East

Current Base Zoning: "I-1", "R-4"

Current Land Uses: Billiards Supply, Craft Store, Repair Services, Commercial Buildings,
Residential Single-Family

Direction: West

Current Base Zoning: "R-4", "I-1"

Current Land Uses: Residential Single-Family

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: Blanco Road

Existing Character: Principal, Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: West Ridgewood Court

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: San Francisco

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 2, 202, 509

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 at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "I-1" The General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: "C-1" The Light Commercial District 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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and not within ½ a mile of a Metro Premium Plus Transit Corridors.

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 Greater Dellview Area Community Plan, adopted in 2005, and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-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.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "C-1" Light Commercial District is more appropriate. The subject property is situated along a Secondary Arterial Road that can accommodate potential traffic. The proposed down zoning would provide a better buffer for the adjacent single-family dwellings.
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. Relevant Goals and Policies of the Greater Dellview Area Community Plan may include:
 - Goal 2: Neighborhood Commercial Revitalization Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses
 - Goal 2: Neighborhood Commercial Revitalization Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses.
 - Goal 4: Community Development Empower local human resources and create mutual growth between the community's citizens and its commercial sector.
 - Objective 4.2: Community Reinvestment Proactively encourage adequate community development investments in conjunction with the Community Reinvestment Act.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.
 - 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 0.1377-acre site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors:** The applicant is requesting the rezoning to allow for commercial uses.