



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2023-10700255

(Associated Plan Amendment Case PA-2023-11600069)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2023. This item was continued from the October 17, 2023 hearing.

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: Rosauya Zapata

Applicant: Rosauya Zapata

Representative: Rosauya Zapata

Location: 2751 Nacogdoches Road

Legal Description: Lot 33, Block 7, NCB 12457

Total Acreage: 0.1568

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Aviation Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B" Residence District. The property was rezoned by Ordinance 61053, dated July 18, 1985, to "R-3" Multiple-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family Residence District converted to the current "MF-33" Multi-Family District.

Code & Permitting Details:

There is no code enforcement or permit history for the subject property.

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: C-1

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: O-2

Current Land Uses: Professional Office

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Residential 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: Nacogdoches Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Middlebury Drive

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 9

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 a Beauty Shop is 1 space per 300 sf GFA. The maximum parking requirement for a Beauty Shop is 1 space per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-25 but with a maximum density of 33 units per acre.

Proposed 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Greater Airport Area Regional Center and located within a half mile from the Near Northwest Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 May 2010, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "C-1" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Neighborhood Commercial". Staff recommends Approval. Planning Commission recommendation is pending the October 25, 2023 hearing.
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 "MF-33" Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-1" Light Commercial District is also an appropriate zoning for the property and surrounding area. The subject property is located at an intersection of an arterial street, a location suitable for commercial uses. The proposed light commercial zoning district and subsequent permitted uses would be consistent with the existing offices and restaurant along Nacogdoches Road and offer additional neighborhood services for the surrounding residential community to take advantage of.
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 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.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - 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 Key Themes, Goals and Objectives of the San Antonio International Airport Vicinity Plan may include:

- Key Theme 7 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
- Goal I: Protect the quality of life of residents including health, safety and welfare.
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.
- Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

6. Size of Tract: The 0.1568 acre site is of sufficient size to accommodate the proposed beauty salon development.

7. Other Factors: The applicant is rezoning to operate a Beauty Salon.