



City of San Antonio

Agenda Memorandum

Agenda Date: July 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2022-10700146

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: July 5, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: John Browning

Applicant: Paul Franklin

Representative: Paul Franklin

Location: 3320 Oakwell Court

Legal Description: Lot 3, Block 9, NCB 17306

Total Acreage: 2.8890 Acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Oakwell Farms Homeowners Association

Applicable Agencies: Fort Sam Houston, Planning Department, San Antonio International Airport

Property Details

Property History:

The subject property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 51384 dated October 18, 1979, 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 the current "C-1" Commercial District.

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: "C-2"

Current Land Uses: Engineering Consultant Office

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-2NA CD"

Current Land Uses: Law Office

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Multi-Family Residential

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: Oakwell Court
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 509

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is not required.

Parking Information: The minimum parking requirement for a medical clinic is 1 space per 400 square feet of gross floor area.

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” Commercial 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 not located within a Regional Center and is not in proximity to a 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” 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 subject property is located on a local street with an established development pattern of commercial uses with similar levels of intensity.
3. **Suitability as Presently Zoned:** The current “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The size of the lot and placement is consistent with surrounding lots that are zoned “C-2” Commercial District. Oakwell Court is comprised predominantly comprised of medical offices and multi-family apartment complexes.
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 of the following public policy objectives of the San Antonio International Airport Vicinity Land Use Plan:
 - Goal II: Encourage economic growth that enhances airport operations and surrounding development
 - o Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
 - Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts
 - o Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning
6. **Size of Tract:** The subject property is 2.8890 Acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2” Commercial District, to accommodate an expansion of the current building. The use of the building will remain the same.