



City of San Antonio

Agenda Memorandum

Agenda Date: September 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2023-10700210

Associated Plan Amendment PA-2023-11600056

SUMMARY:

Current Zoning: “O-2 AHOD” High-Rise Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Aldo Uribe

Applicant: Aldo Uribe

Representative: Aldo Uribe

Location: 4502 Walzem Road

Legal Description: Lot 1, Block 2, NCB 11901

Total Acreage: 0.1901

Notices Mailed**Owners of Property within 200 feet:** 19**Registered Neighborhood Associations within 200 feet:** There are no registered Neighborhood Associations in the Area**Applicable Agencies:** Aviation, Planning Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single Family Residential District. The property was rezoned by Ordinance 48142, dated June 16, 1977, to "R-2" Two Family Residential District. The property was rezoned by Ordinance 53106, dated December 04, 1980, to "O-1" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "O-1" Office District converted to the current "O-2" High-Rise Office District.

Code & Permitting Details:

There is no relevant 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 floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-2"**Current Land Uses:** Salon and Grocery Store**Direction:** East**Current Base Zoning:** "O-2"**Current Land Uses:** Office**Direction:** South**Current Base Zoning:** "R-5"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "O-2"**Current Land Uses:** Office**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: Walzem Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 505

Traffic Impact: **The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502** TIA Report is Not Required.

Parking Information: The minimum parking requirement for Beauty Shop is 1 per 300 sf GFA. The maximum parking requirement for Beauty Shop is 1 per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "O-2" High-Rise Office District provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65-foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: "C-1" Light Commercial District accommodates 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 located with the NE I-35 and Loop 410 Regional Center and within ½ a mile from the Looper 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 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 and Planning Commission recommend Approval.
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. The property across the street and within the east side of the block have a base zoning of "C-2" Commercial District.
3. **Suitability as Presently Zoned:** The existing "O-2" High-Rise Office District is an appropriate zoning for the property and surrounding area. The proposed "C-1" Light Commercial District is also an appropriate. There are similar established commercial land uses along Walzem Road, and the property size and placement can adequately accommodate the proposed use of a beauty salon. An "O-2" High Rise zoning district allows a mix of office uses at unlimited height. The proposed "C-1" Light Commercial constitutes a downzoning of the property.
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.
 - 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 Guiding Principles, Goals and Objectives of the San Antonio International Airport Vicinity Plan may include:

- Guiding Principle 7 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
- Guiding Principle 10 Encourage redevelopment of Austin Highway, Perrin Beitel, Walzem, and West Avenue corridors.
- 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 0.1901-acre site is of sufficient size to accommodate the proposed light commercial development.
7. **Other Factors:** The applicant intends to rezone the property to develop a beauty salon.