



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 5, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2022-10700145  
(Associated Plan Amendment PA-2022-11600051)

**SUMMARY:**

**Current Zoning:** "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 5, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** Carla Rozo

**Applicant:** Ivan Cortez

**Representative:** Ivan Cortez

**Location:** 4311 Blanco Road

**Legal Description:** 0.160 acres out of NCB 9764

**Total Acreage:** 0.160

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Central Los Angeles Heights and Northmoor Neighborhood Association

**Applicable Agencies:** NA

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 10161, dated July 27, 1949 and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the "R-4" Residential Single-Family District. The property was rezoned by Ordinance 2009-01-15-0045, dated January 15, 2009 to the current "NC" Neighborhood Commercial District.

**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-3 NA"

**Current Land Uses:** Beauty Shop

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Multi-Family

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Commercial

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family 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:** N/A

**Transportation**

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Thoroughfare:** La Manda Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 2 and 202

**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. A TIA Report is Not Required.

**Parking Information:** The minimum parking for Auto Sales is 1 per 500 square feet of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "NC" Neighborhood Commercial provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

Proposed Zoning: "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within 1/2 a mile of a Regional Center but within 1/2 a mile from the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

**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 and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff recommends Denial. Planning Commission recommendation pending the July 13, 2022 hearing.
2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing "NC" Neighborhood Commercial District is an appropriate zoning for the property and surrounding area. While the proposed base zoning district exists in the area along Blanco Road, the proposed "C-3" General Commercial District would introduce a higher intensity abutting a single-family dwellings. The requested “C-3” General Commercial District is appropriate along the intersections of major arterials and the “C-2” Commercial District would be appropriate in the intersection of arterials and collector streets.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The proposed rezoning appears to conflict with the following goals, principles, and objectives of the Greater Dellview Area Community Plan:

Objective 3.2: Reuse and Retrofit: Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area.

3.1.2 Engage developers in a positive dialogue that expresses desired types and forms of development.
6. **Size of Tract:** The subject property is 0.160 acres and is too small to reasonably accommodate general commercial uses and motor auto vehicle sales.
7. **Other Factors:** The applicant has indicated that he will be amending the request to “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales.