



City of San Antonio

Agenda Memorandum

Agenda Date: August 2, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700183

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

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Construction Trades Contractor

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 2, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Maria Teresa Perez and Terry M. Roberts

Applicant: BBPLUMBCO, LLC (DBA Bluebonnet Plumbing)

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 1917 El Monte Boulevard

Legal Description: Lot 2, Block 10, NCB 10382

Total Acreage: 0.4029

Notices Mailed**Owners of Property within 200 feet:** 18**Registered Neighborhood Associations within 200 feet:** Dellview Area**Applicable Agencies:** N/A**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to "C-2" Commercial District. The property was rezoned by Ordinance 2009-10-01-0786, dated October 1, 2009 to "C-1" Light 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-1**Current Land Uses:** Gym**Direction:** South**Current Base Zoning:** C-2 and R-5**Current Land Uses:** Thrift Store and Dwelling**Direction:** East**Current Base Zoning:** C-2**Current Land Uses:** Professional Office**Direction:** West**Current Base Zoning:** R-5**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: N/A.**Transportation****Thoroughfare:** El Monte Boulevard**Existing Character:** Local**Proposed Changes:** None Known**Thoroughfare:** Salem Drive

Existing Character: Local
Proposed Changes: None Known

Public Transit: There is Public Transit within walking distance of the subject property
Routes Served: 97

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 requirement for a Construction Trades Contractor is 1 space per 300 sf GFA. At 5600 sqft, that is 19 spaces. However, "IDZ-1" waives the minimum parking requirement.

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: "IDZ-1" Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted in "C-1" and "O-1". All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed "IDZ-1" would allow uses permitted in "C-1" Light Commercial and Construction Trades Contractor.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the North Central Regional Center but is not within ½ a mile from 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 Greater Dellview Area Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “IDZ-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. The buildings are currently vacant, and the proposed “IDZ-1” allows the current base “C-1” Light Commercial uses and a Construction Trades Contractor.
3. **Suitability as Presently Zoned:** The existing “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The requested “IDZ-1” Limited Intensity Infill Development with uses permitted in “C-1” Light Commercial District and Construction Trades Contractor is also appropriate for the property and Surrounding area. The request largely allows the same uses as the current zoning and only proposes to add the Construction Trades Contractor use. The proposed “IDZ-1” also assists with setback and parking requirements and holds the applicant to a prescribed site plan.
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 of the Greater Dellview Area Community Plan.
 - Goal 1: Community and Business Relationships Conduct outreach to, and establish working relationships with, area businesses and major local employers
 - 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
 - o 2.1.1 Conduct a preliminary market and land use survey of existing commercial corridors; Prioritize corridors needing attention based on vacancy rates, number of undesirable businesses, and/or potential for revitalization
6. **Size of Tract:** The 0.4029 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant is rezoning to operate a plumbing trades business out of the existing two buildings on the site and proposes to add one additional building.