



City of San Antonio

Agenda Memorandum

Agenda Date: March 19, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700024 CD

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Tattoo Parlor

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 19, 2024

Case Manager: Alexa Retana, Senior Zoning Planner

Property Owner: Nango Properties, LTD

Applicant: People First Real Estate, LLC c/o Leona Flores

Representative: People First Real Estate, LLC c/o Leona Flores

Location: 2554 Blossom Drive

Legal Description: Lot 20, NCB 11972

Total Acreage: 1.439

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, San Antonio International

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B" Two Family Residence District. The property was rezoned by Ordinance 38222, dated January 15, 1970, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

Code & Permitting Details:

N/A

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," "R-6"

Current Land Uses: Commercial Building, Single-Family Residential

Direction: South

Current Base Zoning: "C-3," "C-3," "C-2"

Current Land Uses: Commercial Building

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Commercial Building

Direction: West

Current Base Zoning:

Current Land Uses: Single-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:

There is no special district information.

Transportation

Thoroughfare: Blossom Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Nacogdoches Road

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There are VIA bus routes within ½ mile of the subject property.

Routes Served: 9, 552, 209

Traffic Impact: 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 requirements for “Tattoo Parlor” is 1 per 300 sf GFA. The maximum is 1 per 200 sf GFA.

ISSUE:

None.

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ALTERNATIVES:

Current Zoning: C-2 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.

Proposed Zoning: C-2 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.

The proposed “CD” Conditional Use would allow for a Tattoo Parlor.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Greater Airport Area Regional Center and within ½ a mile from the Metro Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and 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, adopted in 2010, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2 CD” Commercial District with a Conditional Use for a Tattoo Parlor 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. Surrounding zoning is “C-3” General Commercial and “C-2” Commercial zoning and uses. Surrounding zoning is “C-3” General Commercial and “C-2” Commercial zoning and uses.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial with a Conditional Use for a Tattoo Parlor is also appropriate. The request preserves the existing “C-2” base zoning district, allowing only commercial uses, but adds the single Conditional Use for a Tattoo Parlor which is subject to a site plan. If there are any increases in size or intensity, it would require further public and Council review and approval.
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 San Antonio International Airport Vicinity Land Use Plan may include: Goal II: Encourage economic growth that enhances airport operations and surrounding development • Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized • Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Goal II: Encourage economic growth that enhances airport operations and surrounding development
 - Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized
 - Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

6. **Size of Tract:** The 1.439-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The applicant is rezoning to develop a Tattoo Parlor. The applicant has submitted a site plan in accordance with the requirements of the code.

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