



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700247

(Associated Plan Amendment PA-2022-11600092)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Ronald Tanzman

Applicant: Robert Delgado

Representative: Robert Delgado

Location: generally located in the 2600 Block of Blanco Road

Legal Description: 0.363 acres out of NCB 7263

Total Acreage: 0.363

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Edison Neighborhood Association and Central Los Angeles Neighborhood Association

Applicable Agencies: N/A

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "B" Residence District, "F" Local Retail and "J" Commercial Districts. The property was rezoned by Ordinance 28527, dated June 2, 1960 to "JJ" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "JJ" Commercial District converted to the current "I-1" General Industrial 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: "I-1"

Current Land Uses: Industrial Warehouse

Direction: South

Current Base Zoning: I-1

Current Land Uses: Home Improvement Store

Direction: East

Current Base Zoning: R-4

Current Land Uses: Tennis Courts

Direction: West

Current Base Zoning: I-1

Current Land Uses: Automotive Repair

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: Minor Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 2, 202, 509

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be required.

Parking Information: The minimum parking for Fast Food with Drive Thru Lanes is 1 space per 150 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "I-1" General Industrial Districts accommodate areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed 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.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the North Central Regional Center and within half a mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 North Central Community 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.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. However, the requested “C-1” Light Commercial District is a more appropriate zoning for the property and surrounding area. The request reduces the intensity of allowable uses on the property. It also permits a better transition between the surrounding Residential Zoning and Industrial Zoning along the Blanco Corridor.
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 North Central Community Plan.
 - Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
 - Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.
 - Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Rd. to discourage higher intensity uses.
6. **Size of Tract:** The 0.36 acre site is of sufficient size to accommodate the proposed Commercial development.
7. **Other Factors:** The applicant intends to rezone to develop a small drive thru coffee shop.