



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 7, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
ZONING CASE Z-2021-10700290

**SUMMARY:**

**Current Zoning:** “I-1 AHOD” General Industrial Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 7, 2021

**Case Manager:** Forrest Wilson, Senior Planner

**Property Owner:** Denene Fay Tondre Whitmore

**Applicant:** Denene Fay Tondre Whitmore

**Representative:** Patrick Christensen

**Location:** 8603 North New Braunfels Avenue

**Legal Description:** Lot 14, Block 5, NCB 12575

**Total Acreage:** 0.748875

**Notices Mailed****Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** None**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Temporary Residence District to "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to "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:** Auto Repair**Direction:** East**Current Base Zoning:** "I-1"**Current Land Uses:** Office**Direction:** South**Current Base Zoning:** "C-3"**Current Land Uses:** Office**Direction:** West**Current Base Zoning:** "I-1"**Current Land Uses:** Auto/Tire 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:**

None

**Transportation**

**Thoroughfare:** North New Braunfels Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Cheever Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 9

**Traffic Impact:** TIA report is not required.

**Parking Information:** The minimum parking requirement is 1 space per 300 sf of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** The “I-1” General Industrial District accommodates 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-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 subject property is located within the Greater Airport Regional Center and 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “C-3” General Commercial 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 “C-3” General Commercial District is consistent with the established development pattern of the surrounding area and constitutes a downzoning of the property.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-3” General Commercial District is more appropriate for the subject property as there are currently “C-3” and “C-2” uses in the surrounding area. Further, the requested “C-3” will permit less intense commercial uses for the subject property, rather than the existing industrial uses that are permitted by the current zoning.
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 proposed change of zoning does not appear to conflict with the following goals and strategies of the San Antonio International Airport Vicinity Land Use Plan:  
  
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
  - Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning
6. **Size of Tract:** The 0.748875 acre site is of sufficient size to accommodate commercial uses.
7. **Other Factors:** The applicant is rezoning to allow for commercial uses. The property is currently a home health care business (San Antonio Helping Hands).