



City of San Antonio

Agenda Memorandum

Agenda Item Number:

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2021-10700306

(Associated Plan Amendment PA-2021-11600107)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Britten John & Britten Cordelia

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 7061 San Pedro Avenue

Legal Description: South 341.93 feet of Lot 1, ARB Lot P-103, NCB 12962

Total Acreage: 0.4993

Notices Mailed

Owners of Property within 200 feet: 156

Registered Neighborhood Associations within 200 feet: Shearer Hills/Ridgeview

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "B" Residence District and "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District and "F" Local Retail District converted to the current "R-4" Residential Single-Family District and "C-2" 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: "MF-33"

Current Land Uses: Duplexes

Direction: South

Current Base Zoning: "C-2" and "C-3 NA"

Current Land Uses: Condos

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Office

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Dwellings

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: San Pedro Avenue

Existing Character: Primary Arterial A

Proposed Changes: None known

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

Routes Served: 4, 204

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: No specific commercial use is identified to obtain parking information.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District allows dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

“C-2” Commercial 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-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 in the Premium Transit Corridor and within 1/2 a mile from the Greater Airport Area Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with 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 "Parks Open Space" 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 "Community 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 "R-4" Residential Single-Family District is not an appropriate zoning for the property and surrounding area and the existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-1" Light Commercial zoning is also appropriate for the area and allows access to existing "C-2" Commercial and "C-3" General Commercial properties and uses.
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 North Central Community Plan.

The community plans objectives are to market San Pedro Avenue subject area as a place to live, work, shop and play. The plan also states goal to promote business and employment development and to encourage the establishment of neighborhood-friendly businesses along the commercial corridors.

GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

Objective 2.2: Encourage mixed use development (in the area bounded by San Pedro Avenue, Rector, McCullough, and Sprucewood) that combines commercial, residential and office uses near a transportation node.

6. **Size of Tract:** The 0.4993 acre site is of sufficient size to accommodate the proposed light commercial development.
7. **Other Factors:** This case was initiated as the result of a map error from 2002 when the GIS Map was updated. A small portion was left out, thus a rezoning application was initiated to resolve the issue.

