



City of San Antonio

Agenda Memorandum

Agenda Date: December 21, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2021-10700305 S

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical - Clinic (Dentist)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 21, 2021

Case Manager: Despina Matzakos, Planner

Property Owner: SPECTRAL SIREN LLC

Applicant: SPECTRAL SIREN LLC

Representative: Patrick Christensen

Location: 1015 Shook Avenue

Legal Description: Lot 18, Block A, NCB 6009

Total Acreage: 0.1722 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Monte Vista Terrace Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and originally zoned “B” Residence District. The property rezoned from “B” Residence District to “D” Apartment District by Ordinance 21023, dated March 10, 1955. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “D” Apartment District converted to the current “MF-33” Multi-Family District.

Topography: A portion of subject property is located within the Artesian Zone Aquifer and Upper SAR Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, R,4

Current Land Uses: Clinic, Office, Residential

Direction: East

Current Base Zoning: UZROW, R-5

Current Land Uses: UZROW, Residential

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Clinic

Direction: West

Current Base Zoning: C-2

Current Land Uses: Clinic, Apartments

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: Shook Avenue

Existing Character: Local

Proposed Changes: None

Thoroughfare: East Hildebrand Avenue
Existing Character: Secondary Arterial Type B
Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the property.

Bus Routes Served: 509

Traffic Impact: ROW dedication and improvement may be required along Shook.

Parking Information: The minimum vehicle spaces requirement is 1 per 400 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “MF-33” Multi Family District. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

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.

The proposed “S” Specific Use Authorization would allow a Medical – Clinic (Dentist).

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within proximity to a premium or express transit corridor and is not within proximity to a regional center.

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 North Central Neighborhood Community Plan and is currently designated as Neighborhood Commercial in the future land

use component of the plan. The requested “C-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. Surrounding properties are primarily “MF-33” Multi-Family, “R-4” Single-Family Residential, “R-5” Single-Family Residential, and “C-2” Commercial Districts. The proposed zoning request would encourage the establishment of neighborhood-friendly businesses along the corridor that will support the adjacent residential uses and encourage pedestrian activity.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-1” Light Commercial District is also appropriate zoning for the property and surrounding area and the “S” Specific Use Authorization allows consideration of a Dental Clinic.
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/does not appear to conflict with any public policy objective of the North Central Neighborhood Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

Relevant Goals and Policies of the North Central Plan may include:

- GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.
- GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

6. **Size of Tract:** The 0.1722-acre site is of sufficient size to accommodate the proposed light commercial development.
7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant seeks to continue utilizing the property as a space for a Dental Clinic.