



City of San Antonio

Agenda Memorandum

Agenda Date: April 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700071

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Summer McCann, Planner

Property Owner: 5002 NW Loop 410 LLC

Applicant: Charles Christian

Representative: Charles Christian

Location: 5002 Northwest Loop 410

Legal Description: Lot 24, Block 15, NCB 14361

Total Acreage: 0.54 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: N/A
Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the city of San Antonio by Ordinance 37544, dated June 4, 1969 and zoned "R-3" Multiple-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family Residence District converted to the current "MF-33" Multi-Family 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: "C-3"

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Hotel

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: 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: NW Loop 410

Existing Character: Highway

Proposed Changes: None Known.

Thoroughfare: John William

Existing Character: Local

Proposed Changes: None Known.

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

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. 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**

TIA Report is not required.

Parking Information: The minimum parking requirement for a grocery store is 1 per 300 sf GFA. The minimum parking requirement for a Professional Office is 1 per 300 sf GFA.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “MF-33” Multi-Family District allows development of multi-family to a maximum density of 33 units per acre.

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 subject property is located with a Premium Transit Corridor and within ½ mile of the Medical Center 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 West/Southwest Sector Plan and is currently designated as “Mixed Use Center” 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.
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 use for the property and surrounding area. The subject property is abutting “MF-33” Multi-Family District zoning and there are “C-2” uses in the surrounding area. The proposed development is compatible with existing land uses and is appropriate given the proximity to Loop 410.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy: Suitability as Presently Zoned:** The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan. **Relevant Goals, Recommendations and Strategies of the West/Southwest Sector Plan may include:**
 - GOAL ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
 - ED-1.1 Locate business offices near existing residential areas within the Sector
 - GOAL ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
 - ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
6. **Size of Tract:** The 0.54-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant seeks to rezone the property to develop a professional office or grocery retail development.