



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-2706

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/2/2020

**Title:** ZONING CASE Z-2020-10700072 (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 NCD-5 AHOD" Commercial Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District, on Lots 45-48, Block 4, NCB 1779, save and except 0.005 acres out of NCB 1779, located at 1701, 1705 and 1709 Blanco Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2020-10700072

**SUMMARY:**

**Current Zoning:** "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "C-2 NCD-5 AHOD" Commercial Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 2, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** Barry and Sons, LLC

**Applicant:** Bhaskar Bhakta

**Representative:** Bhaskar Bhakta

**Location:** 1701, 1705 and 1709 Blanco Road

**Legal Description:** Lots 45-48, Block 4, NCB 1779 save and except 0.005 acres out of NCB 1779

**Total Acreage:** 0.28

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Beacon Hill Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was within the Original 36 square miles and zoned "H" Local Retail District. Ordinance 86704, dated September 25, 1997, rezoned the property from "H" Local Retail District to "B-3NA" Non-Alcoholic Sales Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-3NA" Non-Alcoholic Sales Business District converted to "C-3NA" General Commercial Nonalcoholic Sales District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "O-2" / "C-2"

**Current Land Uses:** Vacant land / Café and Fruteria

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Antique Shop, Art Gallery, Bakery and Cafe

**Direction:** South

**Current Base Zoning:** "R-6" / "RM-4" / "C-2"

**Current Land Uses:** School / Single-Family Homes / Barber Shop and Convenient Store

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Homes

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"NCD"

The Beacon Hill Area Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains

design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

**Transportation**

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Public Transit:** 2 and 509

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

Blanco Road is identified on the city's Major Thoroughfare Plan as a secondary Arterial Type B (70'-86'). ROW dedication may be required.

**Parking Information:** The minimum parking requirement for a restaurant / cafeteria is 1 space per 100 sf. GFA (Gross Floor Area).

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** C-2 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.

The current zoning district designation of "C-2 NA" is identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

**Proposed:** The proposed zoning district designation of "C-2" accommodates 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.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a Regional Center, but is within 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 the approval criteria below.

**1. Consistency:**

The subject property is located within the Midtown Area Regional Center Plan and is currently designated as “Mixed Use” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found 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. There is existing “C-2” Commercial zoning to the north, south and east of the property. It is also an appropriate buffer to the single-family to the west.

**3. Suitability as Presently Zoned:**

The existing “C-3NA” base zoning district is an intense zoning district within that area. The proposed rezoning decreases the intensity to a more appropriate district removes the no alcohol restrictions.

**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 Midtown Area Regional Center Plan which are to:

- Encourage growth and increased density at various scales in mixed-use centers.
- Create compact walkable places where San Antonio residents can live, work, and play.

**6. Size of Tract:**

The 0.28 acre site is of sufficient size to accommodate the proposed commercial development.

**7. Other Factors:**

The applicant is requesting to rezone for a restaurant with alcohol sales.