



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3270

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**Agenda Item Number:** 13.

**Agenda Date:** 5/19/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z-2020-10700058

**SUMMARY:**

**Current Zoning:** "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 5, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Emanuel Dehlean

**Applicant:** Zanel Pizarro

**Representative:** Zanel Pizarro

**Location:** 4719 Camino Dorado Drive

**Legal Description:** Lot 40, Block 2, NCB 14223

**Total Acreage:** 0.3872

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** El Dorado Neighborhood Association

**Applicable Agencies:** San Antonio International Airport

### **Property Details**

**Property History:** The property was annex by Ordinance 41430 on December 14, 1972 and was originally zoned "O-1" Office District. The subject property converted from "O-1" Office District to "O-2" High-Rise Office District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

**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:** "C-3"

**Current Land Uses:** Automotive Paint and Body

**Direction:** East

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

**Current Land Uses:** Medical- Chiropractor Office

**Direction:** West

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

**Current Land Uses:** Retail- Security System Supplier

**Direction:** South

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

**Current Land Uses:** Residential

### **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.

### **Transportation**

**Thoroughfare:** Camino Dorado Drive

**Existing Character:** Local

**Proposed Changes:** None Known

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

Route Served: 642

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

**Parking Information:** The minimum parking requirement for a commercial building is 1 parking space per 375 square foot of Gross Floor Area

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property maintaining its current zoning of “O-2” High-Rise Office District

**Current:** The “O-2” High Rise Office District provides for the establishment of low to high-rise office buildings. Examples of permitted uses: art galleries, fitness recreation centers, parks, and schools. Outdoor display or sale of merchandise is prohibited.

**Proposed:** “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.

**FISCAL IMPACT:**

None.

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

The property is not part of a regional center, but it 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” 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 request constitutes a downzoning from “O-2” High-Rise Office District. The requested “C-2” Commercial District is an appropriate buffer between the existing “C-3” General Commercial to the west and the “R-6” Residential Single-Family to the east. The proposed “C-2” Commercial District is also consistent with the “C-2” Commercial zoning to the north of the subject property.

**3. Suitability as Presently Zoned:**

The current “O-2” High-Rise Office District is not an appropriate zoning for this site as it allows a high rise office tower of unlimited building height. The requested “C-2” Commercial District would be a more suitable zoning for the property and the surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

Economic Development

ED 1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers

ED 1.4: Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base

**6. Size of Tract:**

The subject property is .3872 acres, which could reasonably accommodate commercial uses.

**7. Other Factors:**

The applicant currently owns and operates a dentist and optical office on the property and plans to add a daycare facility. All of the proposed uses are allowed in the proposed “C-2” Commercial District. The use “Day Care Facility” requires a Specific Use Authorization in the “O-2” Office High Rise District. The rezoning to “C-2” Commercial District provides a consistent zoning designation for all of the existing and proposed on site uses.