



City of San Antonio

Agenda Memorandum

File Number:21-4551

Agenda Item Number: 10.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2021-10700120

(Associated Plan Amendment Case PA-2021-11600044)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Azadeh Sagheb, Senior Planner

Property Owner: Umbrella MNS Properties LLC

Applicant: Mike Afsus

Representative: Mike Afsus

Location: 2322 Blanco Road

Legal Description: Lot 17 through Lot 21, Block 25, NCB 6886

Total Acreage: 0.2870

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property was annexed by Ordinance 1941 on May 30, 1940 and zoned “JJ” Commercial District. The subject property was rezoned by Ordinance 47762, dated May 17, 1977, from “JJ” Commercial District to “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “I-1” Light Industry District converted to the current “I-1” General Industrial 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: “I-1”

Current Land Uses: Storage Warehouse

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: “UZROW” & “I-1”

Current Land Uses: Local Street, Retail/Industrial

Direction: West

Current Base Zoning: “UZROW” & “I-1”

Current Land Uses: Secondary Arterial Road, Multiple Commercial Uses like Food Establishment, Small Retail, AutoZone

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: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None known

Thoroughfare: W Norwood Ct

Existing Character: Local

Proposed Changes: None

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

Routes Served: 2, 202, 509, 3, 4 and 204.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The minimum parking requirement for a Retail is 1 parking space per 300 square foot of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “I-1” General Industrial District allows for areas of heavy and concentrated fabrication and manufacturing industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses include auto and light truck auction, truck stops, food and drug manufacturing, outdoor flea markets, and manufactured homes/oversized vehicle sales, service, and storage.

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 within a Regional Center, however it is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 in the North Central Community Plan and is currently designated “Neighborhood Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant submitted a Plan Amendment to “Community Commercial.” Staff and Planning Commission recommend Approval.

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 “C-2” Commercial is less intense than the existing “I-1” General Industrial to the north, south and west. It also promotes the employment opportunities in the area.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial base zoning district is not appropriate for the surrounding area. The current “I-1” General Industrial zoning is very intense near a residential area. Thus the proposed “C-2” Commercial is appropriate because it is a downzone and minimizes highly intense uses to be developed in the 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:

The request does not appear to conflict with any public policy objective of the North Central Community Plan which encourages the following:

GOALS:

GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.

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

Objective 2.1: Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Rd. to discourage higher intensity uses.

6. Size of Tract:

The 0.2870-acre site is of sufficient size to accommodate the proposed commercial use.

7. Other Factors:

The applicant is requesting the rezoning of the property to allow for retail development.