



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2023-10700292

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Trinity Lutheran Church

Applicant: ArchComm

Representative: ArchComm

Location: 5506 South Flores Street

Legal Description: 0.034 acres

Total Acreage: 0.034 acres out of NCB 7725

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: St. Leo's Neighborhood Association

Applicable Agencies: Lackland Airforce Base, Planning Department

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "C" Apartment District. The property was rezoned by Ordinance 83,932 dated April 11, 1996 to "R-1" Single-Family Residence District. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, on May 3, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details:

No relevant code or permitting details on the subject property.

BOA-23-10300286 (Board of Adjustment)- October 2023

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: "R-6", "RM-4" "O-2"

Current Land Uses: Residential dwelling, vacant commercial structure

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Church

Direction: East

Current Base Zoning: "RM-5 CD"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "C-3NA", "C-3"

Current Land Uses: Auto oriented business

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.

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

No special district information.

Transportation

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Bristol Avenue

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 36, 242

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for wireless communications systems is 1 space per employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "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 subject property is not located within a Regional Center or within a ½ mile of 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 approval criteria below.

1. **Consistency:** The subject property is located within the South-Central San Antonio Community Plan, adopted in August 1999 and updated in October 2005, and is currently designated as “Mixed Use” 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 proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The rezoning will enable the property to accommodate a cell phone tower, on a 30’x50’ portion of the property. The remainder of the property will remain “R-6” Residential Single-Family District.
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 South-Central San Antonio Community Plan:
 - Objective 1 – Economic Development: Develop and enhance the community’s commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.
6. **Size of Tract:** The subject property is 0.034 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “C-2” to construct a cellphone tower on the subject property.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

Additionally, due to being surrounding by residential zoning the applicant will need to seek a variance to the 200-foot distance requirement from residential zoning and uses.