



City of San Antonio

Agenda Memorandum

Agenda Date: March 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2025-10700031

SUMMARY:

Current Zoning: “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 18, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Northwest San Antonio Volunteer Fire Department

Applicant: Rene Lafuente

Representative: Rene Lafuente

Location: 1245 Boling Brook Street

Legal Description: Lot 47, Block 31, NCB 15850

Total Acreage: 0.4550

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Planning Department, Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 83136, dated December 30, 1995, and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "R-1" Single-Family Residence District converted into "R-6" Residential Single-Family District.

Code & Permitting History:

There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: C-2

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: RM-4 PUD

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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:

None.

Transportation

Thoroughfare: Boling Brook Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Ingram Road

Existing Character: Local, Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Cloverbrook Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 613

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

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District uses are Single-family dwellings (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 and is not within ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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, adopted in 2011, 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 find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are “R-6” Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is not appropriate. The proposed “C-2” would allow uses such as liquor store, auto maintenance for oil changes, lube & tune-up, and other potentially intense commercial uses on the property. The property was previously used for Bexar County Emergency Support for fire emergency, which is a less intense use than the proposed auto repair.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare. The proposed auto repair use may cause an increase in noise pollution and increased traffic to the neighborhoods primary access point.
5. **Public Policy:** The request does appear to conflict with public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - H Policy 11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.Relevant Goals and Policies of the West/Southwest Sector Plan may include:
 - Goal HOU-1.1 Promote quality design and construction for new housing.
 - Goal HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.
6. **Size of Tract:** The subject property is 0.4550 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to use the property for minor automotive repair, oil change and lube in an existing commercial building.

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.