



City of San Antonio

Agenda Memorandum

Agenda Date: August 15, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700123

SUMMARY:

Current Zoning: "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 WQ MLOD-2 MLR-2 AHOD" Commercial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Jose Antonio Mendoza Sanchez

Applicant: Isaac Korrodi

Representative: Isaac Korrodi

Location: 1005 and 1007 North Zarzamora Street

Legal Description: Lot 25 and the south 35 feet of the north 198 feet of the east 80 feet of Lot 8, Block 8, NCB 2162

Total Acreage: 0.6703

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: West End Hope in Action & Prospect Hill

Applicable Agencies: Lackland, Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "C" Apartment District and "J" Commercial District. The property was converted by 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, from "C" Apartment District to "MF-33" Multi-Family District and "J" Commercial District to "I-1" General Industrial District. The property was rezoned by Ordinance 2023-02-02-0056, dated February 2, 2023, to the current "C-2" Commercial District and "R-6" Residential Single-Family District.

Code & Permitting Details:

INV-ZCD-24-3140001286 - Zoning - Commercial District – razor wire – May 2024

INV-ZCD-24-3140001287 – Zoning – Commercial District – 8' metal fence – May 2024

Topography: The entire subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2", "C-3", "R-2"

Current Land Uses: Single-Family Residential, Auto Repair

Direction: South

Current Base Zoning: "C-2", "C-3", "R-3"

Current Land Uses: Single-Family Residential, Vacant Lot, Lounge, Auto Paint and Body

Direction: East

Current Base Zoning: "C-3", "R-2", "I-1", "R-6"

Current Land Uses: Auto Repair Shop, Single-Family Residential, Food Service

Direction: West

Current Base Zoning: "MF-33", "R-5", "R-6"

Current Land Uses: Multi-Family, Single-Family Residential

Overlay District Information:

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.

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.

Special District Information:

The West Side Creeks Water Quality (WSC WQ) Protection Area has been established for locations along the Martinez Creek, Zarzamora Creek, Alazan Creek, San Pedro Creek and Apache Creek, collectively, the "West Side Creeks."

Transportation

Thoroughfare: Delgado Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: North Zarzamora Street

Existing Character: Principal, Secondary Arterial B

Proposed Changes: None known.

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

Routes Served: 103, 79, 277, 89

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Hardware Sales is 1space per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current 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.

"R-6" Residential Single-Family Districts allow 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: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck

stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is located within ½ a mile from the Zarzamora and Bandera Metro Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an Alternate Recommendation of “C-2 CD” Commercial District with a Conditional Use for Hardware Sales. Zoning Commission 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 existing “C-2” Commercial District and “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is not appropriate. The applicant is requesting a change of zoning to bring the existing hardware sales use into compliance. There are also “I-1” zoned properties within proximity, but the subject property directly abuts single-family residential property. Staff is recommending the alternative of “C-2 CD” Commercial District with a Conditional Use for Hardware Sales to prevent any other industrial uses that may be more hazardous to the established residences and abutting Alazan Creek.
4. **Health, Safety and Welfare:** Staff has 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. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - H P30: Ensure infill development is compatible with existing neighborhoods.

- JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.
6. **Size of Tract:** The 0.6703 acres site is of sufficient size to accommodate the existing Hardware Sales Use.
 7. **Other Factors:** 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.

The subject site is entirely inundated by the FEMA effective 100-year floodplain. It appears the site has been developed/improved between 2020 and 2023 with buildings, structures, and sheet metal fencing where permits were not properly obtained. Development within the 100-year floodplain is prohibited without approval through Public Works Department (PWD) Floodplain Management team and proper permits. Any improvements done without permits will be identified as a violation to the City's floodplain ordinance, Appendix F of the UDC. It is imperative that applicant coordinates with PWD to rectify this issue.

The applicant is requesting the change of zoning to bring the existing roofing supply company into compliance.