



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700165

SUMMARY:

Current Zoning: “I-1” General Industrial District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop with Screening of Outside Storage, “C-1” Light Commercial District, “MF-33” Multi-Family District, “MF-33 CD” Multi-Family District with a Conditional Use for One Mobile Home, “MF-18” Limited Density Multi-Family District, “R-4” Residential Single-Family District, “O-1” Office District and “O-2 CD” High-Rise Office District with a Conditional Use for a Print Shop

Requested Zoning: “C-2” Commercial District, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Wrecker Service, “MF-33” Multi-Family District, “RM-6” Residential Mixed District, “RM-4” Residential Mixed District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for Furniture Repair/Upholstering, and with all overlay districts of “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2 District, “HL” Historic Landmark and “AHOD” Airport Hazard Overlay District remaining unchanged

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Ashley Leal, Senior Planner

Property Owner: Multiple Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: Harlandale-McCollum Large Area Rezoning

Legal Description: NCB 8935, 9305, 9306, 9307, 9308, 9337, 9338, 9339, 9340, 9347, 9348, 9349, 9350, 9359, 9351, 9365, 9366, 9367, 9368, 9382, 9383, 9384, 9385, 9386, 9387, 9388, 9389, 9390, 9391, 9392, 9393, 9394, 9395, 9396, 9397, 9398, 9399, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9445, 9446, 9447, 9448, 9449, 9450, 9463, 9451, 9452, 9464, 9465, 9466, 9467, 9502, 9503, 11076, 11090, and 11092 generally bounded by Southwest Military Drive and Clovis Place to the North, Commercial Avenue to the East, West Petaluma Boulevard to the South, and Six Mile Creek to the West.

Total Acreage: Approximately 479 acres

Notices Mailed

Owners of Property within 200 feet: 1,326 total

Registered Neighborhood Associations within 200 feet: Harlandale-McCollum Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, and San Antonio African American Community

Applicable Agencies: Lackland AFB

Property Details

Property History: The subject properties were annexed into the City of San Antonio by Ordinance 4745, dated March 7, 1947 and Ordinance 18115, dated September 24, 1952 and was originally zoned “C” Apartment District, “F” Local Retail District, “J” Commercial District and “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned “C” Apartment District converted to “MF-33” Multi-Family District, properties zoned “F” Local Retail District converted to “C-2” Commercial District, properties zoned “J” Commercial District converted to “I-1” General Industrial District and properties zoned “B” Residence District converted to “R-4” Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Multi-Family, Commercial, Industrial

Direction: East

Current Base Zoning: Multiple Zoning Districts
Current Land Uses: Multi-Family, Commercial

Direction: South
Current Base Zoning: Multiple Zoning Districts
Current Land Uses: Single-Family, Multi-Family

Direction: West
Current Base Zoning: Multiple Zoning Districts
Current Land Uses: Multi-Family, Commercial, Industrial

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 "HL" Historic Landmark District preserves areas considered to be important or unique in terms of historic, cultural, and/or archeological significance where demolition would mean a serious or irreplaceable loss to the quality and character of the city. Additional design standards regulated by the Office of Historic Preservation apply in these districts.

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: Southwest Military Drive, Clovis Place, Commercial Avenue and West Petaluma Boulevard

Existing Character: Principal (Southwest Military Drive, Minor (Commercial Avenue), Local (Clovis Place, West Petaluma Boulevard)

Proposed Changes: None Known

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

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop with Screening of Outside Storage, “C-1” Light Commercial District, “MF-33” Multi-Family District, “MF-33 CD” Multi-Family District with a Conditional Use for One Mobile Home, “MF-18” Limited Density Multi-Family District, “R-4” Residential Single-Family District, “O-1” Office District and “O-2 CD” High-Rise Office District with a Conditional Use for a Print Shop

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FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are not located within a Regional Center but is within ½ mile from a Premium Plus 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:** Subject properties are located within the West Sector Plan, adopted April 21, 2011. The requested base zoning district changes are consistent with the adopted future land use designation of General Urban Tier.
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 uses are consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The properties in the subject area currently have a mix of multi-family, industrial, and commercial zoning. Many of these properties are zoned as “MF-33” Multi-Family District, although they have been used as single-family homes since before zoning districts were established. When the Unified Development Code was adopted in 2001, it converted the 1938 and 1965 zoning districts to the current ones, leading to non-conforming uses. The rezoning strategy involves fieldwork and data analysis by staff to recommend

appropriate zoning based on the current use of the properties. Properties already zoned correctly for their current use were excluded from this strategy.

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 proposed large area rezoning does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive 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.Relevant Goals and Objectives of the West/Southwest Sector Plan may include:
 - Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
 - Goal LU-1: Land use pattern emphasized compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
6. **Size of Tract:** Approximately 479 acres
7. **Other Factors:** The goal is to align zoning with the current use of properties in the area. Throughout the past few decades many areas of the center city have had ongoing concerns regarding zoning inconsistencies. These inconsistencies were the result of the code conversion from the “old” zoning code, which utilized an A-J tiered system of zoning, to the new system we use today. This Large Area Rezoning project is meant to correct these nonconforming issues. Staff is recommending a change of zoning on 1,018 properties.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.