



City of San Antonio

Agenda Memorandum

Agenda Date: September 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700171

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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: September 17, 2024

Case Manager: Samantha Benavides, Zoning Planer

Property Owner: Abdulkarim Abdelaziz

Applicant: Mohammed Abdelaziz

Representative: Mohammed Abdelaziz

Location: 1902-1910 West Commerce Street

Legal Description: Lots 1-3, Block 3, NCB 2312

Total Acreage: 0.5294 Acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Neighborhood Association, Prospect Hill Neighborhood Association, San Antonio Texas District One Resident Association

Applicable Agencies: Lackland AFB, Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, "J" Commercial District converted to the current "I-1" General Industrial District.

Code & Permitting Details:

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 incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Law Firm

Direction: South

Current Base Zoning: "IDZ-3"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Vacant Building, Printing Company

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:

N/A

Transportation

Thoroughfare: West Commerce Street

Existing Character: Principal Primary Arterial B

Proposed Changes: None

Thoroughfare: North San Jacinto Street

Existing Character: Local

Proposed Changes: None

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

Routes Served: 75, 275, 25, 76, 66, 268, 276

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 district uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current 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.

Proposed Zoning: "C-2" Commercial District accommodates 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:

Subject property is not located within a Regional Center but is within ½ a mile from the Commerce-Houston Metro 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:** The subject property is located within the Guadalupe Westside Community Plan, adopted in 2007, and is currently designated as “High Density 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. Surrounding properties are “C-2” Commercial, “C-3” General Commercial and I-1 “General Industrial.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is appropriate. The request constitutes a downzoning and is to develop a retail shopping center. The surrounding area is comprised of commercial uses, making the proposal consistent with what is currently present in the area. Additionally, the subject property fronts West Commerce Street, a principal primary arterial, making it appropriate in size and placement for commercial development.
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. 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 P1: Incentivize the development of housing and employment uses in the city’s priority growth areas.
 - GCF P2: Identify and support catalyst projects which include a mix of housing types for a range of income levels and which attract additional employment.
 - GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city’s priority growth areas.
 - 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.

Relevant Goals and Policies of the Guadalupe Westside Community Plan may include:

- Goal 17: Support existing and future business
- Goal 19: Enhance physical environment
- Objective 19.3: Encourage the development of vacant and substandard parcels

- Objective 19.4: Promote compatibility between business and residents
 - o 19.4.2: Ensure availability of goods and services to serve the local community, in addition to larger regional markets.
- 6. **Size of Tract:** The 0.5294-acre site is of sufficient size to accommodate the proposed commercial development.
- 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.