



City of San Antonio

Agenda Memorandum

Agenda Date: March 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2024-10700327

(Associated Plan Amendment PA-2024-11600101)

SUMMARY:

Current Zoning: "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Guadalupe Salinas

Applicant: Guadalupe Salinas

Representative: Marina Deleon

Location: 2435 Frio City Road

Legal Description: Lot B-1, Block 3, NCB 8184

Total Acreage: 0.2760 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

City-wide Community Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: Lackland AFB, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B" Residence District. The property was rezoned by Ordinance 63541, dated August 28, 1986, to "B-2NA" Business, Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-2NA" Business, Non-Alcoholic Sales District converted to the current "C-2NA" Commercial Nonalcoholic Sales 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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2NA", "R-6"

Current Land Uses: Scrap Yard, Vacant, Retail

Direction: East

Current Base Zoning: "C-2NA"

Current Land Uses: Scrap Yard

Direction: South

Current Base Zoning: "C-3", "I-1"

Current Land Uses: Food Service Establishment, Metal Recycling

Direction: West

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

Current Land Uses: Single-Family Dwelling, Bar, Food Service Establishment

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: Frio City Road

Existing Character: Local Primary Arterial A

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 62, 251, 524

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 DWELLING - 1 FAMILY (Detached) is 1 space per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "R-4" Residential Single-Family District permits a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN: The subject property is located within the Port San Antonio Regional Center and within ½ a mile from the General McMullen-Babcock Metro 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 Port San Antonio Area Regional Center Plan, adopted in 2021, and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "R-4" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Urban Low Density Residential". Staff recommends Denial. Planning Commission recommends Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds 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 zoned "C-2NA" Commercial Nonalcoholic Sales District and "C-3" General Commercial District.
- 3. Suitability as Presently Zoned:** The existing "C-2NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed "R-4" Residential Single-Family District is not appropriate. The request to rezone is for a single-family residence. Being located within an established commercial corridor with industrial uses, staff finds the subject property does not meet the locational criteria for residential development. Though there are residentially zoned properties in proximity, the majority of them are located within an established residential neighborhood block to the north. There is a single-family residence on the block, however, it is nonconforming. Thus, introducing the proposed "R-4" zone would produce a conflict of uses, which is discouraged by basic land use principles.
- 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 appear to conflict with public policy objectives. Relevant Goals and Policies of the Port San Antonio Area Regional Center Plan may include:
 - Direct higher density housing options to targeted focus areas and along major corridors and encourage appropriate transitions of density and intensity to existing lower density neighborhoods.
- 6. Size of Tract:** The 0.2760-acre site is of sufficient size to accommodate the proposed residential 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.

Per the Texas Department of Transportation (TXDOT), no access may be allowed onto SS 371 (General Hudnell Drive).