



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** July 16, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**  
ZONING CASE Z-2024-10700125

**SUMMARY:**

**Current Zoning:** "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting

**Requested Zoning:** "RM-6 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 16, 2024

**Case Manager:** Eradio Gomez

**Property Owner:** O E Investments Inc

**Applicant:** Buck Benson

**Representative:** Buck Benson

**Location:** 1411 Springvale Drive

**Legal Description:** 8.15 acres out of NCB 15193

**Total Acreage:** 8.15

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Lackland

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41420, dated December 25, 1972 the and zoned temporary "R-1". The northern part of the property was rezoned by Ordinance 8273 to "R-3" Multiple-Family Residence District. The southern part of the property was rezoned by Ordinance 46059, dated December 18, 1975 to "B-3" Business District and "B-2" Business District. The eastern part of the property was rezoned by Ordinance 51250, dated September 20, 1979, to "B-1" Business District. The property was converted by 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, from "R-3" to "MF-33" Multi-Family District, "B-1" to "C-1" Light Commercial, "B-2" to "C-2" Commercial District, and "B-3" to "C-3" General Commercial 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:** "R-6"

**Current Land Uses:** Apartment Complex, Single-Family Residential

**Direction:** South

**Current Base Zoning:**

**Current Land Uses:** Oil Change Station, Auto Parts Store, Food Service Establishment

**Direction:** East

**Current Base Zoning:** "R-6", "C-3"

**Current Land Uses:** Apartment Complex

**Direction:** West

**Current Base Zoning:**

**Current Land Uses:** Middle School, 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:**

NA

**Transportation**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Public Transit: x**

**Traffic Impact: x**

**Parking Information: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Public Transit: x**

**Traffic Impact: x**

**Parking Information: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Public Transit: x**

**Traffic Impact: x**

**Parking Information: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Public Transit: x**

**Traffic Impact: x**

**Parking Information: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Public Transit: x**

**Traffic Impact: x**

**Parking Information: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Thoroughfare: x**  
**Existing Character: x**  
**Proposed Changes: x**

**Public Transit:** x

**Traffic Impact:** x

**Parking Information:** x

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. C-2 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. C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

Proposed Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

x

**RECOMMENDATION:**

**Staff Analysis and Recommendation: X**

**Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.**

1. **Consistency: x**
2. **Adverse Impacts on Neighboring Lands: x**
3. **Suitability as Presently Zoned: x**
4. **Health, Safety and Welfare: x**
5. **Public Policy: x**
6. **Size of Tract: x**
7. **Other Factors x**