



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 21, 2024

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2024-10700161

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Noncommercial Parking Lot with reduced 5' buffer yards

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 5, 2024. This case is expedited to City Council on November 24, 2024.

**Case Manager:** Eradio Gomez, Zoning Senior Planner

**Property Owner:** Jose Antonio Mendoza Sanchez

**Applicant:** Bain Medina Bain, Inc

**Representative:** Ruben Renteria

**Location:** 3005 West Martin Street

**Legal Description:** Lot 2, Block 4, NCB 2820

**Total Acreage:** 0.1928

**Notices Mailed**

**Owners of Property within 200 feet:** 27

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

**Applicable Agencies:** Lackland AFB, Planning Department, Office of Historic Preservation

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "GG" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property was converted into "C-2" Commercial District. The property was rezoned by Ordinance 2023-08-03-0516, dated August 3, 2023, to "R-6" Residential Single-Family 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:** "R-6", "C-3R", "C-2"

**Current Land Uses:** Single-Family Residential, Auto Repair

**Direction:** South

**Current Base Zoning:** "R-6", "R-3", "R-4", "C-1", "C-3NA", "R-4 CD", "NC", "C-1", "C-3NA"

**Current Land Uses:** Single-Family Residential, Vacant Lot, Lounge, Restaurant, Tire Shop

**Direction:** East

**Current Base Zoning:** "R-6", "R-4"

**Current Land Uses:** Single-Family Residential

**Direction:** West

**Current Base Zoning:** "IDZ-3"

**Current Land Uses:** Convenient Store, Vacant Commercial Building

**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:**

None.

**Transportation**

**Thoroughfare:** Cecilia Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** North Zarzamora Street

**Existing Character:** Principal, Secondary Arterial B

**Proposed Changes:** None known.

**Thoroughfare:** West Martin Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** North Rosillo Street

**Existing Character:** Local

**Proposed Changes:** None known.

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

**Routes Served:** 77, 103, 277

**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:** There is no minimum parking requirement for a Noncommercial Parking lot.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “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: “IDZ-1” Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ” zoning is to allow for a Noncommercial Parking Lot with reduced 5’ buffer yards.

**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, Commerce-Houston, and Bandera Metro Premium Transit Corridors.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval.

**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 “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for a Noncommercial Parking Lot is also appropriate. The area is comprised of residential and commercial uses, making the proposal consistent with what is currently present. The prescribed site plan would prevent a change in use and major deviations from the approved plan would warrant additional City Council consideration.
- 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. 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.
  - H P30: Ensure infill development is compatible with existing neighborhoods.
- 6. Size of Tract:** The 0.1928 acre site is of sufficient size to accommodate the proposed commercial 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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.