



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2025-10700090

(Associated Plan Amendment Case PA-2025-11600030)

SUMMARY:

Current Zoning: “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: “C-2P CD MLOD-2 MLR-2 AHOD” Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025. This item was continued from the May 6, 2025 hearing.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: David Elmer Garcia and David Elmer Garcia Ortiz

Applicant: Jose Luis Noriega Jr.

Representative: Jose Luis Noriega Jr.

Location: 402 and 406 South Zarzamora Street

Legal Description: the south 39.2 feet of the west 47.36 feet of Lot 11 and the south 60 feet and north 94.6 feet of Lot 12, Block 8, NCB 2361

Total Acreage: 0.2249 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Neighborhood Association. Prospect Hill Neighborhood Association

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

Applicable Agencies: Lackland AFB, Planning Department

Property Details

Property History: The subject property was within the original 36 square miles of the City of San Antonio and zoned “G” Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “G” Local Retail District converted to the current “C-2” Commercial District.

Code & Permitting Details:

406 South Zaramora:

INV-PBP-25-3100001363 – PMT Building Without a Permit – Pending Resolution – March 2025

402 South Zarzamora:

ZONING-NCU-REG-2024-11300117 – Nonconforming Use/Development Preservation Rights Registration Renewal – About to Expire – August 2024

ZONING-NCU-REG-2024-11200137 – Nonconforming Use/Development Preservation Rights Registration Renewal – Approved – July 2023

ZONING-NCU-REG-2022-11400018 – Nonconforming Use/Development Preservation Rights Registration Renewal – Approved – July 2022

ZONING-NCU-REG-2021-11300068 – Nonconforming Use/Development Preservation Rights Registration Renewal – Revoked – August 2021

ZONING-NCU-REG-2021-11200081 – Nonconforming Use/Development Preservation Rights Registration – Approved – May 2021

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-4,” “R-6,” “C-1,” “C-2”

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: “R-4,” “R-6,” “C-1,” “C-2”

Current Land Uses: Fast Food Restaurant, Single-Family Dwellings

Direction: East

Current Base Zoning: “C-2,” “R-4”

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: “NC,” “R-6”

Current Land Uses: Insurance Enrollment, Single-Family Dwellings

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: South Zarzamora Street

Existing Character: Primary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Saunders Avenue

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 75, 76, 103, 275, 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 minimum parking requirement for auto sales is 1 space per 500 sf GFA of sales and service building and the maximum parking requirement is 1 space per 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial 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.

Proposed Zoning: “C-2P” Commercial Pedestrian Districts are identical to C-2 districts except that there is a 35 foot maximum front setback, rear parking requirements, and additional window requirements.

The “CD” Conditional Use is for Motor Vehicle Sales.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center and is within ½ a mile from the Zarzamora and Commerce – Houston Premium Transit Corridors.

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 May 2007, and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “C-2P” 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 “R-4” Single-Family Residential District, “R-6” Single-Family Residential District, “NC” Neighborhood Commercial District, “C-1” Light Commercial District, and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2P CD” Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales is also appropriate. A request for “C-2P CD” with a Conditional Use for Motor Vehicle Sales would preserve the “C-2” base zoning district and permit the existing use of Motor Vehicle Sales, with a site plan that restricts buildings and impervious coverage which cannot be changed without further public review.

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 Guadalupe Westside Community Plan may include:
 - **Objective 19.4:** Promote Compatibility Between Business and Residents
 - **Objective 20.1.1.3:** Reduce occurrences of commercial encroachment into residential areas.
 - **Objective 10.3: Neighborhood Beautification-** Protect and promote the unique character of the neighborhoods and commercial corridors while improving their physical appearance.
6. **Size of Tract:** The 0.2249-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** 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.

The applicant is rezoning to allow motor vehicle sales on the property.

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

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.