



City of San Antonio

Agenda Memorandum

Agenda Date: March 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2025-10700020 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 18, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Jose Sotelo and Liliana Sotelo

Applicant: Jorge Duran

Representative: Jorge Duran

Location: 104 Griffin Avenue

Legal Description: Lots 10 and 11, Block 27, NCB 8791

Total Acreage: 0.3214 acres

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 1259, dated August 2, 1944, and zoned “J” Commercial District. The property was rezoned by Ordinance 47762, dated March 17, 1977, to “R-1” Single-Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned “R-1” Single-Family Residential District converted to the current “R-6” Residential Single-Family District.

Code & Permitting History:

INV-ZCD-24-3140001852 – Zoning UDC Investigation – June 2024

INV-COI-24-3120003566 – Permit Investigation – June 2024

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-3, R-6, C-3R

Current Land Uses: Bar, Residential Dwellings, Apartment Complex, Vacant

Direction: South

Current Base Zoning: R-6, RM-4

Current Land Uses: Residential Dwellings

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: C-2, MF-33, C-1

Current Land Uses: Food Service Establishment, Residential Dwellings

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:

N/A

Transportation

Thoroughfare: Griffin Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Creighton Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 251, 524

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: There is no minimum parking requirement for Parking Lot – Noncommercial.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District allows for 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: “R-6 CD” Residential Single-Family District allows for 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.

The “CD” Conditional Use would permit a Noncommercial Parking Lot.

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 a ½ mile of the General McMullen-Babcock Premium 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 Kelly/South San PUEBLO Community Plan adopted in February 2010, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-6” 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-3” General Commercial District and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family with a Conditional Use for Noncommercial Parking Lot is also appropriate. The proposed zoning would maintain the residential base zone while allowing for a noncommercial parking lot to support the traffic generated by the food service establishment to the west. The required fifteen (15) foot landscape buffer would provide a barrier between the subject property and residential properties. The applicant will have to adhere to the prescribed site plan required for Conditional Use zoning, and any deviation from the approved document could potentially warrant additional 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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

Relevant Goals and Objectives from the Kelly/South San PUEBLO Community Plan may include:

- Goal 3: Economic Development
 - o Improve the commercial corridors and the variety of goods, services and employment available in the planning area in order to attract and support a mix of

uses including professional offices, residences and a variety of retail shops that will meet the residents' daily needs and bring vitality to the area.

- 3.1.4- Research, utilize and promote programs and incentives that help new and existing small businesses. Encourage and support local and existing small and new businesses.

6. **Size of Tract:** The subject property is 0.3214 acres, which can reasonably 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 develop a noncommercial parking lot.

The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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.