



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2023-10700344 CD (Associated Plan Amendment Case PA-2023-11600087)

SUMMARY:

Current Zoning: "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Douglas Carillo Gonzalez

Applicant: Douglas Carillo Gonzalez

Representative: Ortiz McKnight, PLLC

Location: 2227 and 2235 West Southcross Boulevard

Legal Description: The west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733

Total Acreage: 0.4936

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Quintana Community

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1259 dated August 02, 1944, and zoned “B” Residence District. The subject property was rezoned by Ordinance 47762, dated March 17, 1977, to “I-2” Heavy Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned “I-2” Heavy Industry District converted to “I-2” Heavy Industrial District. The subject property was rezoned by Ordinance 2009-06-18-0539, dated June 18, 2009, to “RM-4” Residential Mixed 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: L

Current Land Uses: Metal Recycling Facility

Direction: South

Current Base Zoning: L

Current Land Uses: Aircraft Supply Store

Direction: East

Current Base Zoning: L

Current Land Uses: Auto Body Shop

Direction: West

Current Base Zoning: RM-4, C-2

Current Land Uses: Single-Family Residential and Auto Repair Shop

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: West Southcross Boulevard

Existing Character: Secondary Arterial B

Proposed Changes: None known

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial B

Proposed Changes: None known

Public Transit: There are VIA bus routes are within walking distance of the subject property.

Routes Served: 51, 251, 515

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 Storage – Outside is 1 space per 600 sf GFA, and the maximum is 1 space per 350 sf GFA.

Thoroughfare: West Southcross Boulevard

Existing Character: Secondary Arterial B

Proposed Changes: None known

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ISSUE:

None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: 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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and is not within ½ a mile from a 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 Kelly/South San Pueblo Community Plan, adopted in 2007 and updated in 2010, and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Community Commercial". Staff recommends Denial and the Planning Commission recommendation is pending the December 13, 2023 meeting.
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.
3. **Suitability as Presently Zoned:** The existing "RM-4" Residential Mixed District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-3" High Intensity Infill Development Zone with uses permitted in "L" Light Industrial and Outside Storage is not an appropriate zoning for the property and surrounding area. The proposed rezoning request is to permit the use of Outside Storage of trucks, trailers, and other heavy machinery. The applicant has been informed that the proposed uses and the submitted site plan that cannot be expanded without a major site plan amendment, which requires another rezoning.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare. The site is proposed to store very large trucks, which can affect the traffic along West Southcross Boulevard. There is also potential that this property could be made into an extension of the existing metal recycling at 442 New Laredo Highway which requires more intense zoning of "I-2 S" Heavy Industrial with Specific Use Authorization for Metal Recycling and already has other Code issues that need to be addressed.
5. **Public Policy:** The request does not appear to conflict with any public policy objective.
6. **Size of Tract:** The 0.4936 acre site is of sufficient size to accommodate the proposed commercial 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. This rezoning resulted from Code Violations for storing and parking vehicles on a "RM-4" Residential Mixed District. The applicant is rezoning to get the zoning in compliance. The applicant has been informed that the subject property cannot be used in

conjunction with the existing metal recycling business. They have indicated that is for vehicle and equipment storage.