



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 17, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

ZONING CASE Z-2024-10700200

**SUMMARY:**

**Current Zoning:** "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 17, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Clifford Johnson

**Applicant:** SPT Investments, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 111-127 Gillette Boulevard, 339 Moursund Boulevard, and 353 Moursund Boulevard

**Legal Description:** Lots 4-9, Block 15, NCB 11114, and Lot 175, Block 15, NCB 11111

**Total Acreage:** 2.6373 Acres

### **Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Harlandale - McCollum  
Neighborhood Association

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

### **Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B" Residence District. A portion of the property was rezoned by Ordinance 42021, dated March 29, 1973, to "B-3" Business District. The property was rezoned by Ordinance 66677, dated February 25, 1988, to "R-1" Single-Family Residence District and "B-3NA" Business, Nonalcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District and the property zoned "B-3NA" Business, Nonalcoholic Sales District converted to the current "C-3NA" General Commercial Nonalcoholic Sales 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 incursion in a floodplain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:**

**Current Land Uses:** Single Family Dwellings

**Direction:** East

**Current Base Zoning:**

**Current Land Uses:** Single Family Dwellings

**Direction:** South

**Current Base Zoning:**

**Current Land Uses:** Vacant Building, Single Family Dwellings

**Direction:** West

**Current Base Zoning:**

**Current Land Uses:** Single Family 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:**

None

**Transportation**

**Thoroughfare:** Moursund Boulevard

**Existing Character:** Minor Secondary Arterial A

**Proposed Changes:** None

**Thoroughfare:** Gillette Boulevard

**Existing Character:** Minor Secondary Arterial A

**Proposed Changes:** None

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

**Routes Served:** 44, 43, 243,

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

**Parking Information:** The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

**Thoroughfare:** Moursund Boulevard

**Existing Character:** Minor Secondary Arterial A

**Proposed Changes:** None

**Thoroughfare:** Gillette Boulevard

**Existing Character:** Minor Secondary Arterial A

**Proposed Changes:** None

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

**Routes Served:** 44, 43, 243,

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

**Parking Information:** The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited. 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.

"R-6" Residential Single-Family District permits a 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: 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 with a Regional Center or within ½ a mile from the 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 West/Southwest Sector Plan, adopted in 2011, and is currently designated as "General Urban Tier" in the future land use component of the plan. The requested "C-2" 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.
- 3. Suitability as Presently Zoned:** The existing "C-3NA" General Commercial Nonalcoholic Sales District and "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is also appropriate. The applicant's request to rezone is to develop a mixed use building that incorporates both residential and commercial uses. The request for "C-2" zoning would downzone a considerable portion of the property currently zoned "C-3NA". Thus, making it more appropriate considering the abutting single family residential uses to the north and west of the property. The property is also along two minor secondary arterial streets, which can appropriately accommodate traffic for the development. Additionally, the proposal is consistent with the

goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city's growing population at all income levels.

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 objective. 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 Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels. - H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices. - H P17: Encourage development projects to have a mixture of uses. Relevant Goals and Policies of the West/Southwest Sector Plan may include: - Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan - HOU-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood - Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments - HOU-3.1: Re-invest in existing residential neighborhoods - Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities. - ED-1.1: Locate business offices near existing residential areas within the Sector. - ED-1.2: Provide Opportunities for live/work locations. - Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods. - Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
  - H P17: Encourage development projects to have a mixture of uses.

Relevant Goals and Policies of the West/Southwest Sector Plan may include:

- HOU-3.1: Re-invest in existing residential neighborhoods
  - Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.
  - ED-1.1: Locate business offices near existing residential areas within the Sector.
  - ED-1.2: Provide Opportunities for live/work locations.
  - Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.
  - Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
6. **Size of Tract:** The 2.6373-acre site is of sufficient size to accommodate the proposed residential and 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. The property is proposed for development of multifamily uses that shall not exceed 10 units per acre. At 2.6373 acres, there could potentially be development of 26 units.

The current proposal has the potential for a Mixed-Use Buildings and Live-Work Units as per UDC Sec. 35-381, with a maximum density of ten (10) units per acre. At 2.6373 acres, the applicant could develop 26 units.