



City of San Antonio

Agenda Memorandum

Agenda Date: April 1, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2025-10700022

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: "R-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 1, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: JMZ Electric Inc

Applicant: Maasias Montjano

Representative: Havila Sosa

Location: 4033 Culebra Road

Legal Description: Lot 10 and Lot 11, Block 22, NCB 7508

Total Acreage: 0.1791 acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Culebra Park

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

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

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2590, dated September 5, 1945, and zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property converted to the current "C-2" Commercial District.

Code & Permitting History:

Residential New Building Permit (RES-RBP-PMT24-36604451) November 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-2"

Current Land Uses: Single-Family Dwellings, Warehouse, Scrap Yard

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Dwellings

Direction: South

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

Current Land Uses: Single-Family Dwellings, Commercial Strip Mall, Church

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Dwellings, Food Truck Park

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: Culebra Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Florencia

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Carlota

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 82, 282

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 Dwelling – 1 Family cluster parking allowed is 1 space per unit.

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: “R-3” Residential Single-Family District permits a single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

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 not located within a Regional Center or within a ½ mile of a 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 April 2011, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-3” 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 “MF-33” Multi-Family District and “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 “R-3” Residential Single-Family District is also appropriate. The request to rezone is to permit the completion of the existing dwelling unit on the property. Even though the area is predominately commercially zoned, much of the block consists of established residential uses. The proposed zoning is also 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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - 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 Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

Relevant Goals and Objectives from 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 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.
- HOU-3.1 Re-invest in existing residential neighborhoods.

6. **Size of Tract:** The subject property is 0.1791 acres, which can reasonably accommodate the proposed residential 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.