



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2024-10700335 S (Associated Plan Amendment Case PA-2025-11600004)
(Associated Plan Amendment Case PA-2025-11600004)

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Banira and Luis Cordova

Applicant: Banira and Luis Cordova

Representative: Banira and Luis Cordova

Location: 3803 Southwest Military Drive

Legal Description: Lot 1 and the east 30 feet of Lot 2, Block 1, NCB 9850

Total Acreage: 0.2204

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Quintana Community Association

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

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

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 “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District.

Code & Permitting History:

DEM-DEM-PMT24-39200430 – Demolition Permit – December 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: R-6, R-6 CD

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: C-2NA, C-2

Current Land Uses: Church, Motel, Pharmacy

Direction: East

Current Base Zoning: C-2, R-6, C-3NA

Current Land Uses: Commercial Strip, Residential Dwellings, Car Dealership

Direction: West

Current Base Zoning: C-2

Current Land Uses: Residential Dwellings, Vacant, Beauty Salon

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:

None

Transportation

Thoroughfare: Southwest Military Drive

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Holder Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 102, 251, 515, 524

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 Dance Hall is 1 space per 2 seats.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates 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.

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The "S" Specific Use Authorization would allow for Party House, Reception Hall, Meeting Facilities

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 ½ a mile of the Looper 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 February 15, 2007, and is currently designated as "Neighborhood Commercial" 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 and Planning Commission recommend Approval.
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-2" Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District. Surrounding properties are "C-2" Commercial District and "C-3NA" General Commercial Nonalcoholic Sales 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-2 S" Commercial District with a Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities is also appropriate. The subject property is appropriately located within a commercial corridor along Southwest Military Drive, a Primary Arterial Type A, which is able to support the traffic generated by commercial activity. The use provided by the Specific Use Authorization will be limited by the specified site plan. The subject property is appropriately located within a commercial corridor along Southwest Military Drive, a Primary Arterial Type A, which is able to support the traffic generated by commercial activity. The use provided by the Specific Use Authorization will be limited by the specified site plan.
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 Comprehensive Plan may include: - 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 Goal 1: Higher-density uses are focused within the city's 13 regional centers and along

its arterial and transit corridors. - Relevant Goals and Policies of the Kelly/South San PUEBLO Community Plan may include: - Objective 3.1: Business Cooperation o Encourage local business owners to work together to support each other, share financial advice and information, and improve the community. - Objective 3.2: Attractive, Diverse Businesses o Attract and support a variety of businesses in a walkable, mixed-use environment.

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6. Size of Tract: The subject property is 0.2204 acres, which can reasonably accommodate the proposed commercial development.

7. Other Factors: The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Party House, Reception Hall, Meeting Facilities.

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

TxDOT Comments: No access may be allowed onto SL 13 (SW Military), due to spacing.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.