



City of San Antonio

Agenda Memorandum

Agenda Date: May 16, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2024-10700049 CD

SUMMARY:

Current Zoning: "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage – Long Term

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 16, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Joel Ferdin

Applicant: Baltazar Serna

Representative: Baltazar Serna

Location: 524 Altitude Street

Legal Description: Lot 2F, Block 010, NCB 15506

Total Acreage: 0.376

Notices Mailed**Owners of Property within 200 feet:** 23**Registered Neighborhood Associations within 200 feet:** Lackland Terrace**Applicable Agencies:** Lackland Air Force Base, Planning Department**Property Details**

Property History: Subject property was annexed into the City of San Antonio by Ordinance 41422, dated December 26, 1972, and zoned Temporary "R-1" Residence District. The property was rezoned by Ordinance 45606, dated August 21, 1975, to "R-3" Multiple Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple Family Residential District converted to the current "MF-33" Multi-Family 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:** C-3, UZROW**Current Land Uses:** Self Storage, Drainage Easement**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Quadplexes**Direction:** East**Current Base Zoning:** MF-33, R-6**Current Land Uses:** Single-Family Residential, Church**Direction:** West**Current Base Zoning:** C-3**Current Land Uses:** Hotel, Auto Paint and Body 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: Altitude Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Airlift Drive

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 617

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: There are no minimum or maximum parking requirements for the Parking and/or Storage – Long Term use.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “MF-33” Multi-Family District allows any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

Proposed Zoning: “C-2NA CD” Commercial Nonalcoholic Sales Districts are identical to “C-2” Commercial Districts except that the sale of alcoholic beverages is prohibited.

The proposed Conditional Use is for Parking and/or Storage – Long Term use.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the Looper Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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, amended April 21, 2011, and is currently designated as "General Urban Tier" in the future land use component of the plan. The requested "C-2NA" 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, "MF-33" Multi-Family District, and "R-6" Single-Family Residential District.
3. **Suitability as Presently Zoned:** The existing "MF-33" Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Parking and/or Storage – Long Term is also an appropriate zoning district. The subject property can act as buffer for the high intense commercial uses of Self Storage and Auto Paint and Body Shop located to the north and west, from the established quadplexes and single-family dwelling units to the south and east. The owner has used the subject property as long term parking and storage for several years and submitted the change of zoning to correct the nonconforming use. The conditional use also requires a site plan, which regulates impervious coverage, buildings, fencing, and may not be expanded without Council review.
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 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - H P25: Invest in neighborhood amenities and infrastructure that will benefit existing residents while attracting new residents to underserved areas.

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

- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.
- Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.
- ED Strategy 1.3: Stimulate and support increased activity of existing businesses.
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.

- ED Strategy 4.1: Encourage high quality site and building design and best management practices for new and existing developments.

6. **Size of Tract:** The 0.376 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.

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 Parking and/or Storage – Long Term.

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