



City of San Antonio

Agenda Memorandum

Agenda Date: January 25, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2023-10700204 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-2 NA 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 Office Warehousing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 17, 2023. This case is continued from the October 3, 2023 hearing.

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: R.C. De Monet

Applicant: Alvin G. Peters

Representative: Alvin G. Peters

Location: 2439 Castroville Road

Legal Description: 1.04 acres out of NCB 8991

Total Acreage: 1.04

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Los

Applicable Agencies: Lackland Airforce Base, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1448, dated October 11, 1944 and zoned “C” Apartment District. The property was rezoned by Ordinance 27772, dated July 16, 1959 to “F” Local Retail District. The property was rezoned by Ordinance 68797, dated February 9, 1989 to “R-3” Multiple-Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-3” Multiple-Family District converted to the current “MF-33” Multi-Family District.

Code & Permitting Details:

Building Investigation (INV-BLD-INV23-23201820) – June 2023

There is no 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: R-6

Current Land Uses: Vacant

Direction: East

Current Base Zoning: MH

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: C-3 NA

Current Land Uses: Warehouse

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Dwelling

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.

Special District Information:

None.

Transportation

Thoroughfare: Castroville Road

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: SW 36th Street

Existing Character: Secondary Arterial B

Proposed Changes: None known.

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

Routes Served: 75, 68, 268

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 Office Warehousing is 1 space per 2,000 sf GFA. The maximum parking requirement for Office Warehousing is 1 space per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-33" Multifamily District permits any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33.

Proposed Zoning: "C-2" Commercial District 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.

"C-2NA" districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from the 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 Sector Plan, adopted April 21, 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 "MF-33" Multifamily District is an appropriate zoning for the property and surrounding area. The proposed "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional use for Office Warehousing is also an appropriate zoning for the property and surrounding area. The southern portion of the subject property is currently zoned "C-3 NA". The proposed "C-2 NA CD" would be a compatible zoning to the existing use. Properties located off Castroville Road include base zoning districts of "MH", "C-3 NA", and "C-2 NA". The proposed conditional use for Office Warehousing would match the permitted use in the southern portion's more intense "C-3 NA" zoning district while being bound to a prescribed site plan. The property is adjacent to properties zoned "R-6" Residential Single-Family District. The proposed site plan would limit the proposed use that cannot be expanded without further 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 of the West Sector Plan. Goals and Strategies may include:
 - Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.
 - ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.
 - ED-4.1 Encourage high quality site and building design and best management practices for new and existing developments.
 - Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
 - LU-1.2 Limit the encroachment of residential uses into established agricultural and industrial areas when the establishment of new residential uses would interfere with the operation of existing or planned agricultural or industrial uses.
 - LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby.
6. **Size of Tract:** The 1.04 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 warehouses.