



City of San Antonio

Agenda Memorandum

Agenda Date: August 20, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700069 S

SUMMARY:

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

Requested Zoning: "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Athletic Field – Outdoor

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 20, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Leon Lopez Galvan Jr.

Applicant: Leon Lopez Galvan Jr.

Representative: Leon Lopez Galvan Jr.

Location: 5317 West Commerce Street

Legal Description: 3.9626 acres out of NCB 8324

Total Acreage: 3.9626 acres

Notices Mailed

Owners of Property within 200 feet: 69

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland, Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 2590, dated September 5, 1945, and was originally zoned "C" Apartment District and "JJ" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "C" Apartment District converted to "MF-33" Multi-Family District and the portion zoned "JJ" Commercial District converted to "I-1" General Industrial District. The property was rezoned by Ordinance 2009-06-18-0540, dated June 18, 2009 to the current "C-1" Light Commercial 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: "R-4"

Current Land Uses: Single Family Dwellings

Direction: East

Current Base Zoning: "R-4",

Current Land Uses: Single Family Dwellings

Direction: South

Current Base Zoning:

Current Land Uses: Carwash, Commercial Buildings

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwellings

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: West Commerce Street

Existing Character: Minor Secondary Arterial A

Proposed Changes: None

Thoroughfare: Allsup

Existing Character: Local

Proposed Changes: None

Thoroughfare: La Gloria

Existing Character: Local

Proposed Changes: None

Thoroughfare: NW 34th Street

Existing Character: Collector

Proposed Changes: None

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

Routes Served: 75, 275

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 Athletic Fields – Commercial is 1 per 6 seats or 1 per 30 sf GFA if no permanent seats.

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ISSUE:
None

ALTERNATIVES:

Current Zoning: C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic

field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The "S" Specific Use Authorization is for Athletic Fields - Outdoor.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Commerce-Houston Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: X

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency: X**
2. **Adverse Impacts on Neighboring Lands: X**
3. **Suitability as Presently Zoned: X**
4. **Health, Safety and Welfare: X**
5. **Public Policy: X**
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - 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 close proximity to housing and where appropriate.
 -

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
- 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
- Goal LU-3: 3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community

6. Size of Tract: X

7. Other Factors X

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 Athletic Fields - Outdoor.

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