



City of San Antonio

Agenda Memorandum

Agenda Date: March 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2024-10700277 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor and "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2025. This case is continued from the February 18, 2025, hearing.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Colin LLC-Series T

Applicant: Juan & Lorraine Bass

Representative: Juan & Lorraine Bass

Location: 555 Moursund Boulevard

Legal Description: the north 90 feet of the east 225 feet of Lot 249, Block 25, NCB 11124

Total Acreage: 0.4591

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: NA

City-Wide Community Organizations: Women in Film & Television San Antonio, and Lifeline Overeaters Anonymous Community Organizations

Applicable Agencies: Lackland AFB, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "R-1" Single-Family Residence District was converted into the current "R-6" Residential Single-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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1, R-6

Current Land Uses: Home Health Care Service, Single-Family Residential, Vacant Land, Church

Direction: South

Current Base Zoning: C-2, RM-4, C-2NA

Current Land Uses: Food Service Establishment, Duplexes, Church

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential, Vacant Land

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:

None.

Transportation

Thoroughfare: Moursund Boulevard

Existing Character: Minor, Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: West Villaret Boulevard

Existing Character: Collector

Proposed Changes: None known.

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

Routes Served: 44

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 a Funeral Home or Undertaking Parlor is 1 per 4 seats, and the maximum parking requirement is 1 per 2 seats.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-6" Residential Single Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "C-2NA CD" 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.

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

The conditional use is for Funeral Home or Undertaking Parlor.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center but is not within ½ mile from a Premium Plus 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 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. Properties in the surrounding area of the subject site are zoned “C-1” Light Commercial District and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-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 Funeral Home or Undertaking Parlor is also appropriate. The property is located along secondary arterial providing adequate ingress and egress. Additionally, there are active commercial uses within direct proximity of the proposed funeral home. The Conditional Use requires a prescribed site plan that cannot be changed without further public 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. Relevant Goals and Policies of the Comprehensive Plan may include:
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses

- JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.

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

- Goal ED-3: The West/Southwest Sector community values existing and future businesses which in turn support the neighborhoods.
- Goal ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

- 6. Size of Tract:** The 0.4591 acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** 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 a Funeral Home and Undertaking Parlor.

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

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.