



City of San Antonio

Agenda Memorandum

Agenda Date: June 7, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2022-10700115 S

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2022

Case Manager: Corin Hooper, Senior Planner

Property Owner: Darrell Centeno

Applicant: Frederick Centeno

Representative: Frederick Centeno

Location: Generally located at 3642-3678 Culebra Road

Legal Description: the east 623.54 feet of Lot 20, Block 26, NCB 10553

Total Acreage: 3.565 acres

Notices Mailed

Owners of Property within 200 feet: 56

Registered Neighborhood Associations within 200 feet: Loma Park Neighborhood Association

Applicable Agencies: San Antonio International Airport, Lackland

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2590 dated September 5, 1945 and zoned "C" Residential. The subject property was partially rezoned by Ordinance 18703 dated January 15, 1953 to the "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the current "C-2" Commercial District.

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-2"

Current Land Uses: Commercial

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Residential District

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Commercial

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Commercial

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:** Culebra Road**Existing Character:** Principal**Proposed Changes:** None Known**Thoroughfare:** NW 38th Street**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** There are two VIA bus route are within walking distance of the subject property.**Routes Served:** 82 and 282**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.**Parking Information:** Parking requirements for a Party House, Reception Hall, Meeting Facility is 1.5 spaces for every 1000 square feet of gross floor area.**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: The “C-2” 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.

Proposed Zoning: The “C-2 S” 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 proposed “S” Specific Use Authorization will allow for a Party House, Reception Hall or Meeting Facility.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within ½ a mile from the 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 West Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-2” Commercial 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. Adjacent properties to the east and west are zoned “C-2” Commercial District, as is the property across Culebra Road.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial with Specific Use Authorization for a Party House, Reception Hall or Meeting Facility is also appropriate. The request maintains the base “C-2” Commercial District and the “S” Specific Use Authorization allows the consideration of the uses Party House, Reception Hall or Meeting Facility with any necessary conditions and a site plan to limit activities and uses.
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 of the West Sector Plan. It is aligned with the following goals:
 - **Goal ED-1** The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.
 - **Goal ED-4** Infill and redevelopment opportunities are well planned and incentivized within Loop 410.
6. **Size of Tract:** The 3.565 acre site is of sufficient size to accommodate the existing commercial development and proposed Party House, Reception Hall or Meeting Facility.
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 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.