



City of San Antonio

Agenda Memorandum

Agenda Date: July 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700130

(Associated Plan Amendment PA-2022-11600049)

SUMMARY:

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

Requested Zoning: "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: 720 GMG Partners LTD

Applicant: 720 GMG Partners LTD

Representative: Patrick Christensen

Location: 210 West Hart Avenue and 212 West Hart Avenue

Legal Description: the west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899

Total Acreage: 0.552 Acres

Notices Mailed**Owners of Property within 200 feet: 27****Registered Neighborhood Associations within 200 feet: NA****Applicable Agencies: Lackland Airfield Base****Property Details****Property History:**

The subject property is currently zoned "R-6" Residential Single-Family District. The property was annexed into the City of San Antonio by Ordinance 1391 dated September 22, 1944, and originally zoned "B" Residence District. The property was rezoned by Ordinance 85113 dated November 7, 1996, to "R-1" Single-Family Residence District. With adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses**Direction: North****Current Base Zoning: "R-6"****Current Land Uses: Residential Dwelling****Direction: South****Current Base Zoning: "C-1 S"****Current Land Uses: Parking Lot****Direction: East****Current Base Zoning: "R-6"****Current Land Uses: Residential Dwelling****Direction: West****Current Base Zoning: "C-3NA"****Current Land Uses: Parking Lot****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: N/A.

Transportation

Thoroughfare: West Hart Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 44, 243

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The proposed use is parking. There is no minimum for parking spaces.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family dwellings allow (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” 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 “NA” Nonalcoholic Sales overlay prohibits the sale of alcoholic beverages.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not in proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 South Central San Antonio Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-2NA” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff recommends Approval. The Planning Commission recommendation is pending the July 13, 2022 hearing.
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. While a large portion of the surrounding development pattern is single-family residential, there is an established commercial development pattern in immediate proximity to the property.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2NA” Commercial Nonalcoholic Sales District is also appropriate. The purpose of the rezoning is to expand the parking lot that is directly abutting the subject property to the east. The proposed development will serve the community and is consistent with the development pattern already established along Pleasanton Road. Additionally, the subject property is landlocked and does not have any street frontage along either Pleasanton Road or West Hart Avenue, so use as a parking lot in connection with the existing medical offices is appropriate.
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 of the following public policy objectives of the South Central San Antonio Community Plan:
 - Promote economic development and integrate environmental quality protection.
 - Balance centralized and dispersed service locations to optimize the delivery of community services.
 - Development of detailed corridor plans coupled with commercial incentives to improve the economic vitality of the South-Central commercial corridors
 - o Mixed uses are desired along the corridors and specific nodes are targeted for transit-oriented development.
 - o Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue
6. **Size of Tract:** The subject property is 0.552 acres, which can reasonably accommodate the proposed commercial development, specifically a parking lot.
7. **Other Factors:** The applicant intends to rezone the property to accommodate an expansion of the Gonzaba Medical facility’s parking lot.

The subject property is located within the Lackland Airfield Base 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.