



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700295

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2022

Case Manager: Camryn Blackmon, Planner

Property Owner: Colebank Investment Inc

Applicant: Colebank Investment Inc.

Representative: Brown & Ortiz, P.C.

Location: 1722 South Zarzamora Street and 635 Hazel Street

Legal Description: 0.6979 acres out of NCB 2523

Total Acreage: 0.6979

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Colins Garden and El Charro
Neighborhood Associations

Applicable Agencies: Lackland Airfield

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial 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: I-1

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: I-2

Current Land Uses: Medical Office

Direction: South

Current Base Zoning: C-2

Current Land Uses: Dollar Store

Direction: West

Current Base Zoning: I-1

Current Land Uses: Gas Station

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: Hazel Street

Existing Character: Local

Proposed Changes: Known None

Thoroughfare: South Zarzamora

Existing Character: Primary Arterial B

Proposed Changes: None Known

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

Routes Served: 66 and 268

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is not required.

Parking Information: The Minimum Parking Requirement for a restaurant is 1 per 100 sf GFA and the Maximum Parking Requirement is 1 per 40 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within ½ a mile from the Port San Antonio Regional Center and is located within the Zarzamora 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 Guadalupe Westside Plan and is currently designated as “Community Commercial” 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. The surrounding properties have “I-1” General Industrial, “I-2” Heavy Industrial and “C-2” Commercial zoning designations. Thus, the proposed level of commercial intensity is already established in the area.
- 3. Suitability as Presently Zoned:** The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The rezoning to “C-2” Commercial District constitutes a downzoning from an intense industrial district. The area consists of a variety of industrial and commercial uses and the proposed “C-2” Commercial District will be a welcome reduction in zoning and use intensity.
- 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 objectives of the Guadalupe Westside Land Use Plan.

Economic Development Goals and Objectives:

- Objective 19.2.1: Encourage property owners to rehabilitate vacant or deteriorated buildings, especially historic structures.
 - Objective 19.3.3 Address “substandard” lots that currently may be precluded from possible development by applying appropriate zoning and development standards.
- 6. Size of Tract:** The subject property is 0.6979 acres, which can reasonably accommodate the proposed commercial development.
 - 7. Other Factors:** The applicant intends to rezone to “C-2” to remodel the structure on the property for a restaurant.

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.