



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-2022-10700291

(Associated Plan Amendment PA-2022-11600100)

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: Adolfo Gonzalez, Planner

Property Owner: Joel E. Rodriguez

Applicant: Joel E. Rodriguez

Representative: Joel E. Rodriguez

Location: 1903 South Brazos Street

Legal Description: Lot 1 and Lot 2, Block 1, NCB 2528

Total Acreage: 0.1543 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was part of 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-2

Current Land Uses: Welding Business

Direction: East

Current Base Zoning: I-2

Current Land Uses: Commercial Businesses

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant property

Direction: West

Current Base Zoning: R-4

Current Land Uses: Residential Structure

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: South Brazos Street

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: Merida Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 62, 66, 251, 268

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: Parking requirements are determined in accordance with Sec. 35-526. of the Unified Development Code. Future commercial uses will be in accordance with these requirements.

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 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommend 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 Guadalupe Westside Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-2” 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. Planning Commission recommendation pending the November 16, 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. The proposed use is consistent with the established development pattern of the surrounding area. There are a variety of zoning districts ranging from “R-4” Residential Single-Family, “C-2” Commercial, “MF-33” Multi-Family District to high intensity “I-1” General Industrial and “I-2” Heavy Industrial.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. It is too intense for the area. The proposed “C-2” Commercial District is an appropriate zoning for the property and surrounding area. T. Given the residential properties adjacent to the subject property, the proposed “C-2” Commercial District would be more appropriate than the current “I-1” General Industrial District. The “C-2” Commercial District will allow uses that can provide goods and service to the surrounding neighborhood. Commercial zoning is also appropriate along an Arterial Street such as South Brazos.
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 the Guadalupe Westside Community Plan:
 - Objective 19.4 Promote compatibility between business and residents
 - o 19.4.1 Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street.
 - o 19.4.2 Ensure availability of goods and services to serve the local community, in addition to larger regional markets.
6. **Size of Tract:** The 0.0771 acre site is of sufficient size to accommodate the proposed commercial development.
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 the request.

The applicant intends to lease out the buildings on the property for commercial use.

