



City of San Antonio

Agenda Memorandum

Agenda Date: December 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700241

SUMMARY:

Current Zoning: “R-5 MLOD-3 MLR-2” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: “C-2 MLOD-3 MLR-2” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022. This case is continued from the October 4, 2022 hearing.

Case Manager: Joshua Orton, Senior Planner

Property Owner: Salvador Vasquez Sanchez

Applicant: Salvador Vasquez Sanchez

Representative: Arlene G. Sanchez

Location: 4427 East Southcross Boulevard

Legal Description: Lot 4, NCB 10837

Total Acreage: 1.0490

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Pecan Valley

Applicable Agencies: Martindale Army Air Field, 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 "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the current "R-5" Residential Single-Family 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: R-5

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: C-2NA

Current Land Uses: Medical Facilities

Direction: West

Current Base Zoning: C-2NA & O-2

Current Land Uses: Medical Facilities

Direction: North

Current Base Zoning: R-5 PUD

Current Land Uses: Single Family Residential

Overlay District Information:

The "MLOD-3" Martindale Army Airfield 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:** East Southcross Boulevard**Existing Character:** Secondary Arterial A**Proposed Changes:** None known**Thoroughfare:** South WW White**Existing Character:** Primary Arterial A**Proposed Changes:** None known**Public Transit:** There are VIA bus routes are within walking distance of the subject property.**Routes Served:** 28, 230, and 515

Traffic Impact: Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502.

A TIA Report will be Required.

Parking Information: The minimum parking requirement for food service establishment is 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-5" Residential Single-Family with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

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:

The subject property is not located within a Regional Center but is within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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.
3. **Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District is not an appropriate zoning for the property and surrounding area due to the surrounding pattern of commercial development. The proposed “C-2” Commercial District is consistent with “C-2” Commercial District and “C-2 NA” Commercial Nonalcoholic Sales District to the east and west of the subject site. The proposed “C-2” Commercial District is also suited to the property location along East Southcross Boulevard, a secondary arterial street.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** Relevant Goals and Policies of the City of San Antonio Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

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 P24: Continue to support San Antonio's traditional industries as entryways for needed entry-level positions for a growing population.

6. **Size of Tract:** The 1.049-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.