



City of San Antonio

Agenda Memorandum

Agenda Date: April 20, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2023-10700034

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a variance to allow a fence height of 8-feet

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2023

Case Manager: Adolfo Gonzalez

Property Owner: Iron San Antonio, LP

Applicant: Iron San Antonio, LP

Representative: Killen, Griffin & Farrimond, PLLC

Location: 2410 Southwest Loop 410

Legal Description: 2.54 acres out of NCB 15483

Total Acreage: 2.54

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Lackland Terrace Neighborhood Association

Applicable Agencies: Lackland Airforce Base, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio through Ordinance 41422, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Apartment Complex

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Firearm store

Direction: West

Current Base Zoning: "C-3 R" and "I-1"

Current Land Uses: Self Storage Facility

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: SW Loop 410

Existing Character: None

Proposed Changes: None known.

Thoroughfare: Bronco Lane

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 617

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: The minimum parking requirement for a Self-Storage Facility is 4 spaces plus 2 for manager's quarter.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family Districts allow dwelling (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-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 any Regional Center and within ½ a mile from the Far West 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 located within the West/Southwest Sector Plan and is currently designated as "General Urban Tier" 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.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District not an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The applicant requests the rezone to continue running their self-storage facility on the subject property. The property is located along the service road for Interstate 410, and abuts properties zoned "C-3" General Commercial and "C-2" Commercial.
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 West/Southwest Sector Plan.
 - ED 1.3: Stimulate and support increased activity of existing businesses.
 - ED 2.4: Consider rezoning corridors and nodes to permit the mix of uses.
 - Goal ED 3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
6. **Size of Tract:** The 2.54 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The proposed rezoning includes a request to allow an 8-foot fence along the perimeter. This request can be permitted through the requested rezoning per 35-514 (c)(2)(D) of the Unified Development Code.

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.