



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** September 19, 2023

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

ZONING CASE Z-2023-10700205

**SUMMARY:**

**Current Zoning:** "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family 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:** September 19, 2023

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Streamline Advisory Partners, LLC

**Applicant:** Bakke Development Corporation

**Representative:** Macina, Bose, Copeland & Associates, Inc

**Location:** Generally located in the 12000 block of Southwest Loop 410

**Legal Description:** Lot 21, NCB 18087

**Total Acreage:** 0.8376

**Notices Mailed****Owners of Property within 200 feet:** 3**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Lackland Air Force Base, Planning Department, Texas Department of Transportation**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 61626, dated December 30, 1985, and zoned Temporary "R-1" Single-Family Residence District. 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 "R-6" Residential Single-Family District. The property was rezoned by Ordinance 98228, dated September 25, 2003, to "UD" Urban Development District. The property was rezoned by Ordinance 2012-03-15-0203, dated March 15, 2012, to "C-2" Commercial District. The property was rezoned by Ordinance 2021-06-17-0499, dated June 17, 2021, to the current "MF-25" Low Density Multi-Family District.

**Code & Permitting Details:**

There is no relevant code enforcement or permitting history for the subject property.

**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:** UZROW**Current Land Uses:** Interstate 410**Direction:** South**Current Base Zoning:** MF-25**Current Land Uses:** Multi-Family Residential Development**Direction:** East**Current Base Zoning:** MF-25**Current Land Uses:** Multi-Family Residential Development**Direction:** West**Current Base Zoning:** C-2**Current Land Uses:** Vacant Land**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:**

N/A

**Transportation**

**Thoroughfare:** Interstate Loop 410

**Existing Character:** Interstate

**Proposed Changes:** None known

**Thoroughfare:** State Highway 16

**Existing Character:** Arterial B

**Proposed Changes:** None known

**Public Transit:** There is no public transit within walking distance of the subject property.

**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 Self-Service Storage is 4 spaces plus 2 for manager's quarters. There is no maximum parking requirement for Self-Service Storage use.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "MF-25" Low Density Multi-Family District allows any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

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 with a Regional Center or within ½ a mile from a 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 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. The property to the west of the subject site is zoned "C-2" Commercial District. The proposed rezoning provides continuity of zoning within the block and along Loop 410.
3. **Suitability as Presently Zoned:** The existing "MF-25" Low Density Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is also an appropriate. The subject property is located at the intersection of Interstate Loop 410 and State Highway 16 and would provide a commercial buffer between the high traffic roadways and multi-family residential development that is currently being built.
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/does not appear to conflict with any public policy objective. Relevant Goals and Policies of the Comprehensive Plan may include:
  - 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.

Relevant goals and policies of the West/Southwest Sector Plan:

  - Strategy ED-1.2: Provide opportunities for live/work locations.
  - Strategy ED-2.4: Consider rezoning corridors and nodes to permit the mix of uses
  - Strategy ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
6. **Size of Tract:** The 0.8376 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,

JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant intends to develop a self-storage facility.