



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 18, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Zoning Case Z-2023-10700120

**SUMMARY:**

**Current Zoning:** "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

**Requested Zoning:** "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 18, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Jose Alcaraz Hernandez and Gerard A. Contreras

**Applicant:** Urbane Engineers c/o Javier Yu and Edgar Munoz

**Representative:** Urbane Engineers c/o Javier Yu and Edgar Munoz

**Location:** 2443 Southeast Loop 410

**Legal Description:** 0.552 acres out of NCB 12910

**Total Acreage:** 0.552 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Jupe Manor

**Applicable Agencies:** Martindale Army Airfield and Texas Department of Transportation

**Property Details**

**Property History:** Fill in

**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:**

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:**

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:**

**Current Land Uses:** Vehicle Storage

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single Family Dwelling

**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:**

None.

**Transportation**

**Thoroughfare:** Southeast Loop 410 Access Road

**Existing Character:** Interstate

**Proposed Changes:** None

**Thoroughfare:** Hollyhill Drive

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** 28, 30

**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 Auto and Vehicle Sales is 1 per 500 sf GFA of sales and service building. The maximum parking requirement for Auto and Vehicle Sales is 1 per 375 sf GFA of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-5" Residential Single-Family District allows Single-family dwelling (detached) 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-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located within a Regional Center or is within ½ a mile from the 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 Southeast Community Area Plan and is currently designated as "Regional Commercial" in the future land use component of the plan. The requested "C-3" 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. Surrounding properties are zoned “C-2” and Commercial District “C-3” General Commercial District and “R-5” Residential Single-Family and are located off of Loop 410.
3. **Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “C-3” General Commercial District is also an appropriate zoning for the property and surrounding area. The proposed rezoning to “C-3” base zoning district is for operation of auto and vehicle sales and will not adversely impact surrounding properties. The request promotes development in the area and more consistent commercial zoning along Southeast Loop 410.
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 objectives of the Southeast Community Area Plan and the SA Tomorrow Plan. Relevant Goals and Policies of the Southeast Community Area Plan include: Goal 5: Local Economic Development: Attract new and retain existing businesses that provide a variety of shopping, healthy food and quality dining options, entertainment, and services that support all residents and expand economic and employment opportunities for the local workforce. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan 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. • JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities. • GCF Goal 2: Priority growth areas attract jobs and residents.

**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan 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.
- **JEC Goal 2:** Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
- **GCF Goal 2:** Priority growth areas attract jobs and residents.

**Relevant Goals and Policies of the Southeast Community Area Plan include:**

- **Goal 5 Local Economic Development:** Attract new and retain existing businesses that provide a variety of shopping, healthy food and quality dining options, entertainment, and services that support all residents and expand economic and employment opportunities for the local workforce.
6. **Size of Tract:** The 0.552 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.