



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 5

SUBJECT:
ZONING CASE Z-2023-10700215 CD

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2P CD IDZ MLOD-2 MLR-2 AHOD" Commercial Pedestrian Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Marek Sieczynski

Applicant: Marex Solutions, LLC

Representative: Marex Solutions LLC

Location: 2015 Guadalupe Street

Legal Description: Lot 9C, Block 5, NCB 2432

Total Acreage: 0.1027

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned “(Base District)” XXX District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “(Base District)” XXX District converted to the current “(Base District)” XXX 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: C-1, R-4

Current Land Uses: Auto Repair, Single-Family Residential

Direction: South

Current Base Zoning: C-2, C-3NA

Current Land Uses: Single-Family Residential, Tobacco Shop, Gym

Direction: East

Current Base Zoning: C-2

Current Land Uses: Single-Family Residential, Vacant Land

Direction: West

Current Base Zoning: C-2

Current Land Uses: Single-Family Residential, Auto Repair

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:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Guadalupe Street

Existing Character: Secondary Arterial

Proposed Changes: None known

Thoroughfare: South Navidad

Existing Character: Local

Proposed Changes: None known

Thoroughfare: South Cibolo Street

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 68, 89, 268, 289, 522

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 professional office is 1 per 300 sf GFA. The maximum parking requirement for a professional office is 1 per 140 sf GFA. The minimum parking requirement for Motor Vehicle Sales is 1 space per 500 GFA of sales and service building. The maximum parking requirement for motor vehicle sales is 1 space per 375 GFA of sales and service building. "IDZ" as an overlay district waives the minimum parking requirement.

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-2 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.

Proposed Zoning: C-2P districts are identical to C-2 districts except that there is a 35 foot maximum front setback, rear parking requirements, and additional window requirements.

The Conditional Use would allow for Motor Vehicle Sales.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but within ½ a mile from the Zarzamora 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 Guadalupe Westside Community Plan and is currently designated as "Low Density Mixed Use in the future land use component of the plan. The requested "C-2P" 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 "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-2P" Commercial Pedestrian District is also an appropriate zoning for the property and surrounding area. There are mix of established residential and commercial uses, including auto shop, gym and tobacco shop, in proximity to the office location. The proposed rezoning will maintain a base zoning district of commercial uses, while adding the following: pedestrian note to comply with the current land use classification, the Infill Development Zone overlay to waive parking requirements, and a Conditional Use for Motor Vehicle Sales. The Conditional Use will be bound to a prescribed site plan and if necessary, conditions may be imposed such as hours of operation, no temporary signage, landscape buffers and downward facing lighting. Any major amendments to a site plan after Council approval will need to go back through the rezoning process.
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 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.
 - JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors.
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.

Relevant guidelines and policies of the Guadalupe Westside Community Plan:

- Goal 17: Support Existing and Future Businesses
- Goal 19.3: Encourage the development of vacant and substandard parcels

6. **Size of Tract:** The 0.1027 acre site is of sufficient size to accommodate the proposed office 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 this request. The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The applicant is rezoning to develop a professional office with a conditional use for motor vehicle sales. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

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