



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

ZONING CASE Z-2023-10700267 CD

**SUMMARY:**

**Current Zoning:** "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Storage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 7, 2023. This item was continued from the October 17, 2023.

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** Uvalde Place Partners, LLC

**Applicant:** Uvalde Place Partners, LLC

**Representative:** Killen, Griffin & Farrimond

**Location:** generally located in the 6000 block of Carmona Pass

**Legal Description:** Lot P-74E, NCB 15248

**Total Acreage:** 1.00

**Notices Mailed****Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Lackland Air Force Base**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41420, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 85733, dated March 13, 1997, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to "I-1" General Industrial District. The property was rezoned by Ordinance 2006-06-15-0731, dated June 15, 2006, to "R-5" Residential Single-Family District.

**Code & Permitting Details:**

There is no code enforcement or permit 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-2**Current Land Uses:** Vacant Property**Direction:** East**Current Base Zoning:** C-3**Current Land Uses:** Outdoor Storage**Direction:** South**Current Base Zoning:** C-2**Current Land Uses:** Vacant Property**Direction:** West**Current Base Zoning:** R-5**Current Land Uses:** Vacant and Residential Dwelling**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:** Interstate

**Proposed Changes:** None known.

**Thoroughfare:** Carmona Pass

**Existing Character:** Local

**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 outdoor storage is 1 space per 600 sf GFA. The maximum parking requirement for outdoor storage is 1 space per 250 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-5" Residential Single-Family District permits 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-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.

The Conditional Use zoning is for outdoor storage.

**FISCAL IMPACT:**

None.

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

The subject property is located with the Port San Antonio Regional Center, and not 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 Port San Antonio Area Regional Center Plan, adopted December 2, 2021, and is currently designated as "Community Commercial" 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-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2 CD" Commercial District with a Conditional Use for Outdoor Storage is also an appropriate zoning for the property and surrounding area. The rezoning is requested in order to permit outdoor storage for the abutting "C-3" property and offers a fluid transition from the more intense commercial from the east to the single-family residential community to the west. The proposed use would pose minimal impact to surrounding residential uses and would be bound to a prescribed site plan that cannot be expanded without additional rezoning consideration.
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 of the Port San Antonio Regional Center Plan. Goals and strategies may include:
  - Encourage business establishments that meet the day-to-day service and retail needs of residents, families, and area employees, allowing people to shop or obtain services locally.
  - Support mixed-use/retail development in properly located areas in order to attract prospective tenants, and to create active areas that provide shopping, dining, services, and entertainment options that serve local residents, employees, visitors, and transit patrons.
  - Identify locations for future housing options and mixed-use/retail development uses so that they are close in proximity to encourage a vibrant and active area
6. **Size of Tract:** The 1.00 acre site is of sufficient size to accommodate the proposed outdoor storage.
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 permit outdoor storage.