



City of San Antonio

Agenda Memorandum

Agenda Date: October 5, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2021-10700223 CD

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 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Rebecca Rodriguez

Property Owner: Moreno Family Investment Co LTD

Applicant: NRN Homes LLC

Representative: Raquel Moreno

Location: Generally located at 5800 Ray Ellison Boulevard

Legal Description: Lot P-37, NCB 16001

Total Acreage: 1.2002

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41420, dated December 26, 1972 and zoned TEMP "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned TEMP "R-1" converted to the current "R-6" Single Family Residential 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: R-6

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: R-6

Current Land Uses: Vacant lot

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residence

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:

Transportation

Thoroughfare: Ray Ellison Boulevard

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Walnut Valley Drive

Existing Character: Local

Proposed Changes: None

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

Routes Served: 619

Traffic Impact: Ray Ellison is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Walnut Valley.

Parking Information: The minimum parking requirement for and Office/Warehouse is 1 per 2,000 sf GA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-family 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 within a Regional Center but not within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with Conditions.

If recommended for Approval, staff recommends the following conditions:

- 1) An eight (8) foot solid screened fence abutting residential zoning and/or uses.
- 2) Downward facing lighting, directed away from abutting residential zoning and/or uses.
- 3) A 15-foot Type B Landscape buffer to the rear of the property.

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 United Southwest Plan 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. The area is primarily “R-6” Residential Single-Family. “C-2” Commercial Districts act as a buffer to residential uses and provide retail/commercial services.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area due to several existing single-family homes and neighborhoods found in proximity to the site. The proposed “C-2” Commercial District is also appropriate. “C-2” Commercial Districts often abut residential uses to provide goods and services to neighborhoods. Additionally, the “CD” Conditional Use allows for consideration of an Office/Warehouse per a prescribed site plan and with added Conditions to mitigate potential impacts.
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. The proposed zoning change will meet the following principles and goals of the United Southwest Community Plan:
Objective 1.1: Commercial Development Implement strategies to attract commercial development.
Promote mixed use, live-work areas in accordance with the land use plan
Objective 1.1.4:
6. **Size of Tract:** The 1.2002-acre site is of sufficient size to accommodate commercial uses and the proposed office/warehouse building.
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 the 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 an Office/Warehouse.