



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 21, 2021

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2021-10700213

**SUMMARY:**

**Current Zoning:** "C-3NA HS MLOD-2 MLR-2 AHOD" General Commercial Non-Alcoholic Sales Historic Significant Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "R-4 HS MLOD-2 MLR-2 AHOD" Residential-Single Family Historic Significant Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 21, 2021

**Case Manager:** Richard Bautista-Vazquez

**Property Owner:** Daniel Suarez

**Applicant:** Daniel Suarez

**Representative:** Daniel Suarez

**Location:** 2113 Guadalupe Street

**Legal Description:** Lot 9B, NCB 2431

**Total Acreage:** 0.0997

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Historic Westside Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** This subject property was part of the original 36 square miles of the city of San Antonio and was zoned "B" Residence District. The property was rezoned by Ordinance 75,720 dated, April 30, 1992, to "B-3NA" Non-Alcoholic Sales Business District. The property was converted by 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, to "C-3NA" General Commercial Nonalcoholic Sales District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-family dwellings

**Direction:** East

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Single-family dwellings

**Direction:** South

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

**Current Land Uses:** Single-family dwellings, Restaurant

**Direction:** West

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Business Building

**Overlay District Information:**

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.

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" 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:** Guadalupe Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Public Transit:** There is one VIA bus route within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for one dwelling unit is 1 space per unit.

**ISSUE:**

None

**ALTERNATIVES:**

**Current Zoning:** C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

**Proposed Zoning:** Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None

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

The subject property is not within a Regional Center but within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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 “R-4” 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-3NA” Commercial Non-Alcoholic Sales is appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family constitutes a downzoning of the property and allows development of a home.
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 objectives of the Guadalupe/Westside Community Plan.

The proposed rezoning encourages development of quality, diverse housing that is compatible with the character of the neighborhood and promotes the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family homes.

6. **Size of Tract:** The 0.0997-acres site is of sufficient size to accommodate the proposed single-family dwelling unit.
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.

This property is designated a local historic landmark (HS). Any proposed new construction plans or exterior work associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for this project.

The applicant intends to develop a single-family dwelling.