



City of San Antonio

Agenda Memorandum

Agenda Date: February 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2021-10700341 CD

SUMMARY:

Current Zoning: "MF-33 MLOD-2 MLR-1 AHOD" Multi-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 a Human Service Campus

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 1, 2022

Case Manager: Summer McCann, Planner

Property Owner: Missionary Catechists of Divine Providence, Inc.

Applicant: YWCA San Antonio

Representative: Brown & Ortiz, PC

Location: 2318 Castroville Road

Legal Description: 8.978 acres out of NCB 8084

Total Acreage: 8.978 acres

Notices Mailed**Owners of Property within 200 feet:** 63**Registered Neighborhood Associations within 200 feet:** Los Jardines Neighborhood Association, Westwood Square Neighborhood Association**Applicable Agencies:** Lackland Airforce Base**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "JJ" Commercial District and "B" Residence District. The property was rezoned to "R-3" Multiple Residence District and "B-3R" Restrictive Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "R-3" converted to "MF-33" Multi-Family District and the portion of the property zoned "B-3R" Restrictive Business District converted to the "C-3R" General Commercial Restrictive Alcoholic Sales District. The property was rezoned to 'MF-33' Multi-Family District by Ordinance 2009-03-19-0230, dated March 19, 2009.

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-3R", "C-2NA", "O-1"**Current Land Uses:** Retail, Gas Station**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwellings**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "C-3NA"**Current Land Uses:** Truck Storage**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: Castroville Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: SW 36th Street

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: SW 35th Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 68, 268

Traffic Impact: SW 36th Street - City of San Antonio ROW identified on the City's Major Thoroughfare Plan as Secondary Arterial TYPE B (70'- 86' ROW). Castroville Rd - City of San Antonio ROW identified on the City's Major Thoroughfare Plan as Secondary Arterial TYPE A (86' ROW - 43' from centerline; 48' of pavement - 24' from centerline). ROW dedication and pavement construction may be required. Bike facilities are required on all collector roadways and above per Table 506-3, note 5. Preliminary – Prior to submittal at time of building permit and/or plat site plan will be required. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at time of Building permit.

Parking Information: The minimum parking requirement for a Human Services Campus is 0.3 spaces per bed.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “MF-33” Multi-Family District allows multi-family to a density of 33 units per acre.

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 “CD” Conditional Use would allow for a Human Services Campus.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 West Sector Plan and is currently designated as General Urban Tier 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 find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The requested “C-2 CD” Commercial District with a Conditional Use for a Human Services Campus is not an appropriate zoning for the property. The proposed development is not appropriate given that the subject property is abutting Single-Family Dwellings to the South. Additionally, there are neighboring “R-6” Residential Single-Family District zonings to the East and the proposed use would not be consistent with development in the area.
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 proposed rezoning does appear to conflict with the following goals, principles, and objectives of the West / Southwest Sector Plan:

Relevant Goals and Strategies may include:

Economic Development Goal 1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.

Economic Development Goal 2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.

Economic Development Goal 3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.

Community Services Goal 1: A network of quality, affordable health care services and facilities is conveniently located and available to all residents.

6. **Size of Tract:** The 8.978-acre site is of sufficient size to reasonably accommodate the proposed commercial 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, JB SA was notified of the proposed request. The Military has indicated that there are 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

Applicant seeks to rezone the property to develop a Human Services Campus.