



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 17, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

ZONING CASE Z-2022-10700315 CD

**SUMMARY:**

**Current Zoning:** "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 17, 2023

**Case Manager:** Camryn Blackmon, Planner

**Property Owner:** Hossami Bulbis

**Applicant:** Hossami Bulbis

**Representative:** Hossami Bulbis

**Location:** 7011 West Plaza Drive

**Legal Description:** Lot 18, Block 2, NCB 15587

**Total Acreage:** 0.310 Acres

**Notices Mailed****Owners of Property within 200 feet:** 22**Registered Neighborhood Associations within 200 feet:** Cable Westwood Lackland Terrace Neighborhood Association**Applicable Agencies:** Lackland Airfield**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41422, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District. The property was rezoned by Ordinance 2015-10-15-0891, dated October 25, 2015, to "C-2 NA" Commercial Nonalcoholic Sales Airport Hazard Overlay 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 Dwelling**Direction:** East**Current Base Zoning:** C-3**Current Land Uses:** Tire Shop**Direction:** South**Current Base Zoning:** C-3**Current Land Uses:** Fast Food Restaurant**Direction:** West**Current Base Zoning:** C-2**Current Land Uses:** Clothing Store**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:** West Plaza Drive

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** West Military Drive

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

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

**Routes Served:** 613, 615, and 617

**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 requirements for auto and vehicles sales is 1 per 500 sf GFA of sales and service building. The maximum parking requirements for auto and vehicle sales is 1 per 375 sf GFA of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "C-2NA" Commercial Nonalcoholic Sales districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The "CD" Conditional Use would allow for Auto Sales.

**FISCAL IMPACT:**

None.

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

Subject property is located within the Midtown Regional Center and within ½ a mile from the Fredericksburg Premium Transit Corridor

**RECOMMENDATION:**

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

If recommended for Approval, staff recommends the following Conditions:

- 1) Hours of Operation: Monday through Saturday 9:00am to 6:00pm and closed Sunday.

- 2) A 15-foot landscape bufferyard.
- 3) No temporary signs: wind-wavers, pennants, bandit or snipe signs.
- 4) An 8-foot solid screened fence abutting residential zoning and/or uses.
- 5) Ingress/Egress from West Plaza only.

**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/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2NA CD” 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 surrounding area is zoned “C-2” Commercial and “C-3” General Commercial.
3. **Suitability as Presently Zoned:** The existing “C-2NA” Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The requested “C-2NA CD” Commercial District with Conditional Use for Auto Sales is also an appropriate zoning for the property and surrounding area. The requested “C-2 CD” would keep the same intensity of commercial uses as the surrounding area but allow one (1) additional use of Auto Sales. Additionally, the Conditional Use allows consideration of Conditions and holds the applicant to a prescribed site plan.
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/does not appear to conflict with any public policy objectives of the West/Southwest Plan.  
**Economic Development Goals and Strategies**
  - Goal ED-1: The/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
  - Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities
6. **Size of Tract:** The 0.310-acre site is of sufficient size to accommodate the proposed commercial development and auto sales.
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 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 parking lot for auto sales. According to the applicant there will not be a building on the property. The applicant was informed that if there is not a structure on the property and he wants to add one in the future he will need to rezone for a Major Site Plan Amendment.