



City of San Antonio

Agenda Memorandum

Agenda Date: October 18, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700266 CD

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022.

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Lonestar Capital Holdings LLC (Andy Patlan)

Applicant: Matt Walker

Representative: Matt Walker

Location: 2511 West Commerce Street

Legal Description: Lot 10, Block 25, NCB 2293

Total Acreage: 0.1435 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association (Within 200 feet of Historic Westside Neighborhood Association)

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "H" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "H" Local Retail District converted to the current "C-3" Commercial 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: East

Current Base Zoning: "C-3"

Current Land Uses: Residential Structure

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Residential Structure

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Residential Structure

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Residential Structure

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 Commerce Street

Existing Character: Primary Arterial A

Proposed Changes: None known

Thoroughfare: South Navidad Street

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 75, 76, 275, 276.

Traffic Impact:

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502

A TIA Report is not required.

Parking Information: The minimum parking requirement for 1 family (detached) dwelling is 1 space per unit. The maximum parking requirement for 1 family (detached) dwelling is not applicable.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-3" General Commercial District is intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "R-6 CD" Residential Single-Family District permits 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.

The "CD" Conditional Use will allow two (2) dwelling units.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and within ½ a mile from the Commerce-Houston Premium Transit Corridor and the Zarzamora 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 Mixed Used in the future land use component of the plan. The requested “R-6” Residential Single-Family 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-3” General Commercial District is not an appropriate zoning for the property and surrounding area. The proposed “R-6” Residential Single-Family District is appropriate as there are already numerous properties in the area that have single-family zoning designation. There are also various residential units in this area, therefore, the proposed zoning change will fit in the neighborhood characteristic.
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 Guadalupe Westside Community Plan.

Objective 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.

Objective 20.1.3 Reduce occurrences of commercial encroachment into residential areas.

6. **Size of Tract:** The 0.1435 acre site is of sufficient size to accommodate the proposed residential development.

Other Factors: The applicant amended the request to “R-6CD” Residential Single-Family with Conditional Use for two (2) dwelling units. The applicant is rezoning to remodel the existing home on the property.

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.