



City of San Antonio

Agenda Memorandum

Agenda Date: April 6, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2022-10700293

SUMMARY:

Current Zoning: R-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 GC-2 MLOD-2 MLR-1 AHOD" Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Promised Land IPR LLC

Applicant: Roi Biton

Representative: Roi Biton

Location: 250 Guthrie Street

Legal Description: the South 120 feet of Lot 5 and Lot 6, Block 12, NCB 8997

Total Acreage: 0.1377

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Los Jardines Neighborhood Association and Community Workers Council

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1448, dated October 11, 1944. The property was rezoned by Ordinance 68428, dated December 1, 1988 to "B-3R" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3R" Business Restrictive District converted to the current "C-3R" General Commercial Restrictive District. The property was rezoned by Ordinance 2011-05-05-0362, dated May 5, 2011 to "R-4" Residential Single Family 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-4

Current Land Uses: Vacant

Direction: South

Current Base Zoning: C-2NA

Current Land Uses: Automotive Repair

Direction: East

Current Base Zoning: C-1

Current Land Uses: Catering Company

Direction: West

Current Base Zoning: C-2 NA and R-4

Current Land Uses: Custom Cabinet Retailer

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. The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department. 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.

Special District Information:

N/A

Transportation

Thoroughfare: Guthrie Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: South Acme Road

Existing Character: Minor Secondary Arterial B

Proposed Changes: Construction project at intersection of S Acme Road and Old Hwy 90

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

Routes served: 76, 75, 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 for a Professional Office is 1 space per 300 sq GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District allows 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.

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:

Subject property is located within the Near Westside Regional Center and within ½ a mile from the Commerce-Houston 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 West/ Southwest 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 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 “R-4” District is an appropriate zoning for the property and surrounding area. The requested “C-2” Commercial District is also an appropriate zoning for the property and surrounding area. Guthrie Street has already seen the introduction of commercial zoning and uses and some of the residentially zoned properties remain undeveloped. It is not likely that residential development would occur sandwiched between “C-2NA” Commercial Nonalcoholic Sales and “C-1” Light Commercial zoned properties. This area appears to be trending toward commercial development, rather than residential development.
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 West/ Southwest Sector Plan.
 - ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
 - ED-1.1 Locate business offices near existing residential areas within the Sector
 - ED-2.1 Revitalize existing older commercial nodes and corridors through existing economic and reinvestment programs, such as, but not limited to, Neighborhood Commercial Revitalization, Tax Increment Financing (TIF), and Corridor Overlay Districts
6. **Size of Tract:** The 0.1377 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to construct a professional office.

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.