



City of San Antonio

Agenda Memorandum

Agenda Date: June 6, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700170

(Associated Plan Amendment PA-2022-11600063)

SUMMARY:

Current Zoning: "C-2 CD S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Party House, Reception Hall, Meeting Facilities with a Specific Use Authorization for a Bingo Hall and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2023. This case was continued from May 16, 2023.

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: JTPG Properties LLC

Applicant: Government Relations Group of TX

Representative: Mitsuko E. Ramos and Associates

Location: 1331 Bandera Road

Legal Description: Lot 96, Block B, NCB 11513

Total Acreage: 8.00

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: University Park Neighborhood Association, Woodlawn Hills Neighborhood Association and Donaldson Terrace Neighborhood Association

Applicable Agencies: Texas Department of Transportation, Lackland Air Force Base, and Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 29702, dated July 19, 1961, to "B" Residence District. The property was rezoned by Ordinance 38658, dated June 18, 1970, to "B-2" Business District. A portion of the property was rezoned by Ordinance 54911, dated February 11, 1982, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District and "B-2" Business District converted to "C-3" General Commercial District and "C-2" Commercial District. A portion of the property was rezoned by Ordinance 101206, dated June 17, 2005, to "C-2 CD" Commercial District with Conditional Use for a Ballroom, Party House, and Meeting Facilities. This portion of the property was rezoned again by Ordinance 2007-06-07-0667, dated June 7, 2007, to "C-2 CD S" Commercial District with Conditional Use for a Ballroom, Party House and Meeting Facility and with Specific Use Authorization for a Bingo Hall.

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-3"

Current Land Uses: Auto Sales

Direction: East

Current Base Zoning: "C-3 NA"

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant Lot

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:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Willard Drive

Existing Character: None

Proposed Changes: None Known

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

Routes Served: 88, 288

Traffic Impact: **The traffic generated by the proposed development has increase, it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be Required.

Parking Information: "IDZ-3" waives the minimum parking requirement by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates 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.

“C-3” General Commercial Districts are 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: “IDZ-3” High Intensity Infill Development Zone District allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ-3” zoning will permit “C-3” uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the Bandera Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 “IDZ-3” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Regional Center”. Staff and Planning Commission recommend Approval.
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. Surrounding properties are a mix of residential commercial. There is existing “C-2” Commercial District, “C-3” General Commercial, and “C-3NA” Commercial Nonalcoholic Sales.

3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District and “C-2 CD S” Commercial District with a Conditional Use for Party House, Reception Hall, Meeting Facilities with a Specific Use Authorization for a Bingo Hall is an appropriate zoning for the property and surrounding area. The requested “IDZ-3” High Intensity Infill Development Zone with uses permitted in “C-3” General Commercial District maintains the same use intensity of the area and allows further infill development. The proposed rezoning is also consistent with the existing zoning and uses along Bandera Road. The proposed “IDZ-3” High Intensity Infill Development requires and is limited to a prescribed site plan and uses permitted in “C-3” General Commercial District. Any major amendments to the site plan will require additional zoning consideration.
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 and the SA Tomorrow Comprehensive Plan.

Relevant Goals and Policies of the West/Southwest Sector Plan include:

- 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
- Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan include:

- JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
- JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors.
- GCF Goal 2: Priority growth areas attract jobs and residents.

6. **Size of Tract:** The 8.00 acre site is of sufficient size to 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.