



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 15, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

ZONING CASE Z-2022-10700032

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2022

**Case Manager:** Roland Arsate, Planner

**Property Owner:** Partnerhouse Capital Inc.

**Applicant:** Vaquero Ventures Management, LLC

**Representative:** Patrick Christensen

**Location:** Generally located in the 400 Block of Southwest Loop 410 and Valley Hi Drive

**Legal Description:** Lot P-19 and Lot P-19D, NCB 15180

**Total Acreage:** 5.2447 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Springvale Neighborhood Association

**Applicable Agencies:** Lackland AFB

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41420, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. The subject property was rezoned by ordinance 46060, dated December 18, 1975 from Temporary "R-1" Single Family Residence District to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District and the property zoned "B-2" Business District converted to the current "C-2" 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:** North

**Current Base Zoning:** "R-6"

**Current Land Uses:** School

**Direction:** South

**Current Base Zoning:** "C-3", "C-2"

**Current Land Uses:** Convenience Store, Restaurant

**Direction:** East

**Current Base Zoning:** "C-3", "C-2"

**Current Land Uses:** Restaurant, Cellular Store

**Direction:** West

**Current Base Zoning:** "ROW", "C-3", "C-3R"

**Current Land Uses:** ROW, Vacant Property, Rental Cars

**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:** Valley Hi Drive

**Existing Character:** Minor / Secondary Arterial A

**Proposed Changes:** None Known

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

**Routes Served:** 611, 616

**Traffic Impact:** TIA not required. “Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting

**Parking Information:** The minimum parking requirement for Food – Fast food with drive through lane(s) – one (1) space per 150 square feet.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” 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.

“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

**Proposed 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.

**FISCAL IMPACT:** None.

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

The subject property is within the Port San Antonio Regional Center but is not within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends 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 "Suburban Tier" in the future land use component of the plan. The requested "C-2" Commercial 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-6" Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The site is located within Focus Area #5, which is the Valley Hi Drive Mixed-Use Corridor. The vision for this area is to transform it into a mixed-use corridor that embraces walkability, encourages use of public transit, and incorporates more public space and urban design considerations. Valley Hi Drive should make the most of the significant amount of business its establishments receive from both local residents and visitors. The area should plan for potential new investments as a mixed-use corridor and as the demand increases with more patronage of businesses along Valley Hi Drive, the streetscape should be improved to enhance the pedestrian experience with elements such as vegetative landscaping, including trees, reducing the amount of curb cuts where possible to improve pedestrian safety, and considering bicycle facilities to improve mobility options that could potentially alleviate vehicular traffic conditions.
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 appears to not conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:
  - Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between users, and protects neighborhoods and businesses from incompatible land uses.
    - LU 1.3: Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby.
  - Goal LU-2: The built environment of neighborhoods and communities encourage and facilitate healthy lifestyles.

- LU 2.1: Ensure that residents in urban, suburban, and rural areas have access to health, affordable foods and restaurants
  - Goal LU-4: Scenic transportation corridors are identified and protected to preserve their cultural, aesthetic, and natural value.
    - LU 4.1: Continue to identify high-value scenic, metropolitan, and gateway transportation corridors.
- 6. Size of Tract:** The 5.2447-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 the request.

The applicant seeks to rezone to a commercial district for a coffee shop and other mixed commercial uses.