



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: September 21, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2021-10700209 CD

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.

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 21, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: Joel Ferdin

Applicant: Joel Ferdin

Representative: Jose M. Cueva

Location: 2516 Southwest Loop 410

Legal Description: south 60 feet of Lot 10, Block 12, NCB 15503

Total Acreage: 0.2231

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Lackland Terrace

Applicable Agencies: Lackland, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41422, dated December 26, 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.

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: Appliance Repair Shop

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Auto Towing/Bar

Direction: West

Current Base Zoning: ROW

Current Land Uses: Loop 410

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: SW Loop 410 Access

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the property.
Routes Served: 617

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements. Loop 410 is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDOT for review.

Parking Information: The minimum parking requirement is 1 space per 500 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: 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.

Proposed Zoning: C-2 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:

The subject property is not located within a Regional Center, but within the 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 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. Surrounding properties are zoned "C-3" General Commercial.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area, as the area is surrounded by more intense commercial zoning. The requested “C-2” Commercial District is appropriate and the “CD” Conditional Use allows for consideration of the “C-3” use of Motor Vehicle Sales. This request is also appropriate along Loop 410 access road.
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 change of zoning does not appear to conflict with the following goals and strategies of the West/Southwest Sector Plan: ED-1.3 Stimulate and support increased activity of existing businesses. ED-2.4 Consider rezoning corridors and nodes to permit the mix of uses. ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.
6. **Size of Tract:** The 0.2231 acre site is of sufficient size to accommodate the proposed “C-2 CD” Commercial District and the Conditional Use for Motor Vehicle 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, JBSA 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 Motor Vehicle Sales lot.