



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** October 19, 2021

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**  
ZONING CASE Z-2021-10700222 CD

**SUMMARY:**

**Current Zoning:** "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 19, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** PDR 2011 LLC

**Applicant:** Fernando Ramirez

**Representative:** Fernando Ramirez

**Location:** Generally located in the 8000 Block of State Highway 151

**Legal Description:** Lot 12, Block 8, NCB 15329

**Total Acreage:** 3.70

**Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Lackland Air Force Base, Planning Department, TxDOT

**Property Details**

**Property History:** The property was annexed by Ordinance 59776 on December 30, 1984 and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 51486, dated November 15, 1979 to the “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 converted to the “C-3” General Commercial District. The property was rezoned by Ordinance 2007-01-04-0036, dated January 4, 2007 to the “MPCD” Master Planned Community District. The property was rezoned by Ordinance 2016-06-02-0420, dated June 2, 2016 to the current “MPCD” Master Planned Community District with a Major Site Plan Amendment.

**Topography:** The property does not include any abnormal physical features such as slope; a small portion of the property is in the flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** ROW

**Current Land Uses:** Texas Highway 151

**Direction:** South

**Current Base Zoning:** MPCD (Commercial/Multi-Family)

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** MPCD (Commercial)

**Current Land Uses:** Restaurant

**Direction:** West

**Current Base Zoning:** MPCD (Commercial)

**Current Land Uses:** Restaurant

**Overlay District Information:**

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. 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 Master Planned Community District is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems. A site plan is required for a rezoning to "MPCD" that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

**Transportation**

**Thoroughfare:** Texas Highway 151

**Existing Character:** Highway

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The parking requirement for auto body and paint is 1 space per 500 square feet including service bays, wash tunnels and retail areas.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** "MPCD" Master Planned Community Development encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

**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:**

The property is not within a Regional Center and is not 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/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 has not found 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. The existing "MPCD" Master Planned Community Development has a mix of commercial and residential uses.
3. **Suitability as Presently Zoned:** The existing “MPCD” Master Planned Community District base zoning district is appropriate for the surrounding area. The proposed "C-2" Commercial District with a "CD" Conditional Use for Auto Paint And Body – Repair is also consistent with the mixed uses of the "MPCD". It is also limited to an approved site plan.
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 West/Southwest Sector Plan.  
  
ED-1.3 Stimulate and support increased activity of existing businesses  
ED-1.5 Continue to support Alamo Colleges’ specialized training programs
6. **Size of Tract:** The 3.70 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 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. Applicant is rezoning out of the current "MPCD" to allow for "C-2" uses and a Conditional Use for Auto Paint And Body – Repair.