



City of San Antonio

Agenda Memorandum

Agenda Date: December 21, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Zoning Case Z-2021-10700319

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 21, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Julia Keck

Applicant: Killen, Griffin & Farrimond PLLC

Representative: Killen, Griffin & Farrimond PLLC

Location: 1286 Bandera Road

Legal Description: Lot 58, Block H, NCB 8358

Total Acreage: 0.351

Notices Mailed

Owners of Property within 200 feet: 23

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

Applicable Agencies: Lackland AFB

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. Ordinance 37,306 dated March 6, 1969, rezoned a portion of the property to "B-1" Business District. Ordinance 40,281 dated January 13, 1972, rezoned the property to "B-2" Business District and "R-2" Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, converted to the current "C-2" Commercial District and "RM-4" Residential Mixed 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", "MF-33"

Current Land Uses: Single Family Dwellings

Direction: East

Current Base Zoning: "C-1", "C-3R", "C-2NA", "C-3R", "C-2NA", "R-4", "R-5", "I-1"

Current Land Uses: Appliance Store, Towing Shop, Single-Family Dwellings

Direction: South

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

Current Land Uses: Tire Shop, Funeral Home

Direction: West

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

Current Land Uses: Car 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:

None.

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: There is two (2) bus routes within walking distance.

Routes Served: 88, 228

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 minimum parking requirements for a Apparel and Accessory Store is 1 per 300 GFA.

ISSUE:

None.

ALTERNATIVES:

Current 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.

“RM-4” Residential Mixed districts allow single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, 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:

The subject property is not within a Regional Center but is 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 Near Northwest Community Plan and is currently designated as “Community Commercial” 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 "C-2" Commercial District and "RM-4" Residential Mixed District is an appropriate zoning for the property and surrounding area. The purpose of the requested rezoning from “C-2” Commercial District and “RM-4” Residential Mixed District to “C-2” Commercial District is to provide for a consistent zoning across the property. The “RM-4” portion of the property has a current building on it and associated parking. There will be no new additions or construction to the existing site or structures.
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 Near Northwest Community Plan.

Goal 2 - Economic Development Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

6. **Size of Tract:** The 0.351- acre site is of sufficient size to accommodate the existing 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 is requesting rezoning from “C-2” Commercial District and “RM-4” Residential Mixed District to “C-2” Commercial District is to provide for a consistent zoning across the property.