



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 16, 2023

**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-2023-10700095

**SUMMARY:**

**Current Zoning:** "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial 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:** May 16, 2023

**Case Manager:** Adolfo Gonzalez

**Property Owner:** Ramiro Marroquin

**Applicant:** Ramiro Marroquin

**Representative:** Ramiro Marroquin

**Location:** 1537 Somerset Road

**Legal Description:** Lot 5F, Block 5, NCB 8775

**Total Acreage:** 0.1331

**Notices Mailed****Owners of Property within 200 feet:** 14**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Lackland Airforce Base, Planning Department**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 1259, dated August 2, 1944 and zoned "MM" Second Manufacturing District. The property was rezoned by Ordinance 47762, dated March 17, 1977 to "I-2" Heavy Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-2" Heavy Industry District converted to the current "I-2" Heavy Industrial 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:** "I-2"**Current Land Uses:** Auto Salvage and Service**Direction:** East**Current Base Zoning:** "I-2"**Current Land Uses:** Metal Recycler**Direction:** South**Current Base Zoning:** "I-2"**Current Land Uses:** Bar**Direction:** West**Current Base Zoning:** "I-2"**Current Land Uses:** Building/Accessory Structure**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:** Somerset**Existing Character:** Secondary Arterial A**Proposed Changes:** None known.**Thoroughfare:** Kendalia**Existing Character:** Local**Proposed Changes:** None known.**Public Transit:** There are VIA bus routes within walking distance of the subject property.**Routes Served:** 51, 251**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.**Parking Information:** The minimum parking requirement for a professional office is 1 space per 300 sf GFA. The maximum parking requirement for a professional office is 1 space per 140 sf GFA.**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

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 located within a Regional Center and within ½ a mile from the General McMullen-Babcock and Zarzamora Premium Transit Corridors.

## **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 Kelly/South San PUEBLO Community Plan and is currently designated as "Mixed Use" 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 "I-2" Heavy Industrial District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is also an appropriate and constitutes a downzoning from the intense "I-2" zoning. The surrounding area contains a mixture of uses including industrial, commercial and residential uses. The proposed rezoning to the "C-2" base zoning district is for operation of a professional office and will not adversely impact surrounding properties.
- 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 of the Kelly/South San PUEBLO Community Plan. Goals and objectives include:  
Goal 7: Environmental Health and Safety-Monitor the environment's effect on residents' health and ensure the community has a quiet, clean environment (air, soil, and water)  
Objective 7.3: Noise Level-Decrease the level of noise in Kelly area neighborhoods.  
Goal 3: Economic Development- Improve the commercial corridors and the variety of goods, services and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet the residents' daily needs and bring vitality to the area.  
Objective 3.1: Business Cooperation- Encourage local business owners to work together to support each other, share financial advice and information, and improve the community.  
Strategy 3.2.4: Monitor zoning cases for consistency with the community wants/needs assessments and the land use plan.
- 6. Size of Tract:** The 0.1331 acre site is of sufficient size to accommodate the proposed office development.
- 7. Other Factors:** The applicant intends on utilizing the property as a professional office.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence

Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.