



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 6, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2022-10700304

**SUMMARY:**  
**Current Zoning:**

**Requested**

**Zoning:**

ZONING CASE Z-2022-10700304

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** ZONING CASE Z-2022-10700304

**Case Manager:** ZONING CASE Z-2022-10700304

**Property Owner:** ZONING CASE Z-2022-10700304

**Applicant:** ZONING CASE Z-2022-10700304

**Representative:** ZONING CASE Z-2022-10700304

**Location:** ZONING CASE Z-2022-10700304

**Legal Description:** ZONING CASE Z-2022-10700304

**Total Acreage:** ZONING CASE Z-2022-10700304

**Notices Mailed**

**Owners of Property within 200 feet:** ZONING CASE Z-2022-10700304

**Registered Neighborhood Associations within 200 feet:** ZONING CASE Z-2022-10700304  
**Applicable Agencies:** ZONING CASE Z-2022-10700304

**Property Details**

**Property History:** ZONING CASE Z-2022-10700304

**Topography:** ZONING CASE Z-2022-10700304

**Adjacent Base Zoning and Land Uses**

**Direction:** ZONING CASE Z-2022-10700304

**Current Base Zoning:** ZONING CASE Z-2022-10700304

**Current Land Uses:** ZONING CASE Z-2022-10700304

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**Current Base Zoning:** ZONING CASE Z-2022-10700304

**Current Land Uses:** ZONING CASE Z-2022-10700304

**Overlay District Information:**

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.

The "MLOD-2" Military Lighting Overlay District is an overlay zoning district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, Lackland Air Force Base, and Martindale Army Air Field. Projects within the overlay boundary may require additional review.

The "GC-2" Highway 151 Gateway Corridor follows and parallels major highways in order to both developed and undeveloped areas in view of vehicular travelers from visual blight. These types of corridors are important because they have shaped the sense of what individual neighborhoods of the city are in their role as historic entrances to the city or as traditional commercial centers.

The "MAOZ-1" Military Airport Overlay Zone is an overlay district that establishes regulations to limit the density of development and intensity of uses in the area. Intended to prevent the establishment of any land use which would endanger aircraft operations and the continued use of military airports. The area extends approximately five thousand (5,000) feet in length and three

thousand (3,000) feet in width beyond the clear zone. 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:** Castroville Road, South General McMullen, Cupples Road, SW 34<sup>th</sup> Street

**Existing Character:** Principal (Castroville Rd), Local (all others)

**Proposed Changes:** None Known

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

**Traffic Impact:** TIA report is not required.

**Parking Information:** There is no parking requirement.

**ISSUE:**

ZONING CASE Z-2022-10700304

**ALTERNATIVES:**

**Current Zoning:**

**Requested**

**Zoning:**

ZONING CASE Z-2022-10700304

**FISCAL IMPACT:**

ZONING CASE Z-2022-10700304

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

ZONING CASE Z-2022-10700304

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** ZONING CASE Z-2022-10700304

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** ZONING CASE Z-2022-10700304
2. **Adverse Impacts on Neighboring Lands:** ZONING CASE Z-2022-10700304
3. **Suitability as Presently Zoned:** ZONING CASE Z-2022-10700304

**4. Health, Safety and Welfare: ZONING CASE Z-2022-10700304**

- 5. Public Policy:** As there is no current neighborhood plan pertaining to the Westwood Square and El Charro neighborhood, there is no need to coordinate with any specific existing community plans. However, the proposed large area rezoning does not conflict with the following goals and strategies of the SA Tomorrow Comprehensive Plan, the long-range planning document that provides policy guidance for future growth, development, land use, infrastructure, and services.

**Growth and City Form Goals:**

- **GCF Goal 2:** Priority growth areas attract jobs and residents.
- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

**Housing Goals and Policies**

- **Housing Goal 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- **Housing Goal 4:** Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.

**6. Size of Tract: ZONING CASE Z-2022-10700304**

- 7. Other Factors:** City Council approved a resolution on Sept. 3, 2020 (2020-09-03-0041R), directing the Development Services Department to initiate a large area rezoning to appropriate zoning districts for property located in the Westwood Square and El Charro Neighborhoods. The goal is to align zoning with the current use of properties in the area. Throughout the past few decades many areas of the center city have had ongoing concerns regarding zoning inconsistencies. These inconsistencies were the result of the code conversion from the “old” zoning code, which utilized an A-J tiered system of zoning, to the new system we use today. The Large Area Rezoning project is meant to correct these nonconforming issues. Staff is recommending a change of zoning on 1,299 properties.

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.