



City of San Antonio

Agenda Memorandum

File Number:21-4747

Agenda Item Number: 10.

Agenda Date: 7/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT: Zoning Case Z-2021-10700131

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 20, 2021

Case Manager: Azadeh Sagheb, Senior Planner

Property Owner: Frank & Cynthia De La Garza

Applicant: Frank & Cynthia De La Garza

Representative: Brown Ortiz, P.C. (REP)

Location: 505 West Loop 1604 North

Legal Description: Lot TR-1E, NCB 34361

Total Acreage: 5.446

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 92902, dated December 31, 2000, and was originally zoned TEMP "R-1" Temporary Single-Family Residence District. The subject property converted from TEMP "R-1" to "R-6" Single-Family Residential District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

Topography: A portion of the subject property located within the 100-years Flood Plain zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "OCL"

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: "UZROW" & "C-3"

Current Land Uses: Freeway, Bank

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Single-family dwellings

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" 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.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Texas Highway Loop 1604

Existing Character: Highway

Proposed Changes: None

Public Transit: There is a VIA bus route within walking distance of the subject property.

Routes Served: 620.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. This review has been done for up to Fifty (50) self-storage units within one building. If any changes are made, assumed land uses, density etc. after approval, please notify Engineering TIA reviewer.

Parking Information: The minimum parking requirement for the Self-Service Storage is 4 spaces plus 2 for manager's quarters.

ISSUE:

None.

ALTERNATIVES:

Current: “R-6” allows a 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: The proposed “C-3” permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor is it located within a 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 the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “Regional Center” in the future land use component of the plan. The requested “C-3” 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 existing “C-3” uses in the area. It is also appropriate for the existing commercial nodes and corridors along Loop 1604 and Potranco Road.

3. Suitability as Presently Zoned:

The current “R-6” is an appropriate zoning for the property and surrounding area. The proposed “C-3” is also an appropriate zoning for the surrounding area consists of various commercial uses.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. There exists “C-3” use and zoned properties to the south and east side of the subject property. Therefore, the proposed “C-3” zoning is consistent within that area.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the

West/Southwest Sector Plan:

Goal MC-2: The area around Lackland Air Force Base is revitalized and improved Strategies:

- **MC-2.2** Explore corridor overlay districts and other design districts to enhance and revitalize the area around the base.

ECONOMIC DEVELOPMENT STRATEGIES

GOAL ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.

- **ED-2.1** Revitalize existing older commercial nodes and corridors through existing economic and reinvestment programs.

6. Size of Tract:

The subject property is 5.446 acres, which could reasonably accommodate the proposed use.

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 applicant is seeking to redevelop a vacant lot and utilize it as “Self-Service Storage”.