



City of San Antonio

Legislation Details (With Text)

File #: 19-2382

Type: Zoning Case

In control: City Council A Session

On agenda: 3/21/2019

Title: ZONING CASE # Z-2018-900044 CD (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.291 acres and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.345 acres out of NCB 7692, located at 6014 South Flores Street. Staff and Zoning Commission recommend Approval, with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2019-03-21-0258

Date	Ver.	Action By	Action	Result
3/21/2019	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018-900044 CD

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 on 0.291 acres and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.345 acres

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2019. This case is continued from the February 5, 2019 hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: Alex and Betty Dovalina

Applicant: Alex and Betty Dovalina

Representative: Alex and Betty Dovalina

Location: 6014 South Flores

Legal Description: 0.636 acres out of NCB 7692

Total Acreage: 0.636

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the city on September 23, 1944 and was zoned "J" Commercial District by Ordinance 5786, dated August 28, 1947. The property converted from "J" Commercial District to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" and "C-1 CD"

Current Land Uses: Gym, Retail Center, and Single-Family Residences

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: "C-3NA", "C-1", and "C-2"

Current Land Uses: Dollar Store, Parking Lot, and Church

Overlay and Special District Information:

"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.

"MLOD-2"

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

Transportation

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 43 and 243

Traffic Impact: A Traffic Impact Analysis (TIA) may be required.

Parking Information:

The minimum parking requirements for motor vehicle sales is 1 space per 500 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "I-1". This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located with a Regional Center or half a mile of a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval with conditions.

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 South Central Community Plan and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "C-2" base zoning is compatible 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 requested “C-2” is a down-zoning from the current “I-1” base zoning district.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The requested “C-2” will have less adverse effects on the public health, safety, and/or welfare than the current “I-1”.

5. Public Policy:

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

- Objective 1 - Economic Development: Develop and enhance the community’s commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.
- Objective 3 - Environment: Create a healthy environment for families and businesses.

6. Size of Tract:

The subject property is 0.636 acres, which would adequately support motor vehicle sales and other commercial uses.

7. Other Factors:

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.

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.

Staff and Zoning Commission recommend the following conditions:

- 1) Solid-Screen fencing around property.
- 2) No free-standing pole signs or LED lighting.
- 3) No temporary signage, pennants, flags or streamers.
- 4) Downward facing lighting.
- 5) No outside audio amplification.