



City of San Antonio

Legislation Details (With Text)

File #: 19-2386

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/5/2019

Title: ZONING CASE # Z-2019-10700020 (Council District 2): A request for a change in zoning from "C-3 S MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Transitional Home to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, on 2.721 acres out of NCB 14525, located at 4703 Goldfield Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700020

SUMMARY:

Current Zoning: "C-3 S MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Transitional Home

Requested Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Al Silva

Applicant: Sal Flores

Representative: Sal Flores

Location: 4703 Goldfield Drive

Legal Description: 2.721 acres out of NCB 14525

Total Acreage: 2.721

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield and Planning Department

Property Details

Property History: The subject property was annexed into the City in October 19, 1966 and was originally zoned “B-2” Business District. A 1975 zoning case changed the zoning on a portion of the property to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous “B-2” Business District and “I-1” Light Industry District converted to “C-2” Commercial District and “I-1” General Industrial District. A 2006 zoning case changed the zoning to the current “C-3” S General Commercial District with a Specific Use Permit for a Transitional Home with the adoption of Ordinance 2006-06-01-0664.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”, “C-3”, “C-2”

Current Land Uses: Action Pawn Shop and HK Motorsports Store

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Manufacturing Warehouse

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Bakkavor USA Warehouse

Direction: West

Current Base Zoning: “C-3”, “I-1”

Current Land Uses: Vacant Lot

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Rittiman Road

Existing Character: Secondary Arterial B

Proposed Changes: 2017 General Obligation Bond; Rittiman Road (I-35 to Castle Cross Drive) -- Improve intersection of I-35 and Rittiman to include construction of a right-turn lane and pavement improvements from I-35 to Castle Cross as appropriate and within available funding.

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 629

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information:

There are no parking requirements for the parking or storage of trucks.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3 S MLOD-3 MLR-2 AHOD." "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. The property is within the Far East 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 not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

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 surrounding properties are zoned "C-3" and "I-1" which are compatible with the proposed zoning.

3. Suitability as Presently Zoned:

The current base "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "I-1" consistent and compatible with the existing and surrounding zoning and uses.

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 proposed rezoning does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2.721 acres, which adequately supports general industrial uses.

7. Other Factors:

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Martindale Army Airfield was notified of the proposed request.