



City of San Antonio

Legislation Details (With Text)

File #: 19-6464

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/3/2019

Title: ZONING CASE Z-2019-10700160 (Council District 6): A request for a change in zoning from "C-3 NA MLOD-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.149 acres out of NCB 18281, located at 7576 Culebra Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

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: 6

SUBJECT:

Zoning Case Z-2019-10700160

SUMMARY:

Current Zoning: "C-3 NA MLOD-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Broadway National Bank

Applicant: Belterra Partners

Representative: Patrick W. Christensen

Location: 7576 Culebra Road

Legal Description: 2.149 acres out of NCB 18281

Total Acreage: 2.149

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Pipers Meadow Neighborhood Association

Applicable Agencies: Lackland Airforce Base and Texas Department of Transportation

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "B3NA" Business District Nonalcoholic Sales. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-3NA" Business District Nonalcoholic Sales converted to the current "C-3 NA" Commercial Nonalcoholic Sales District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3 R"

Current Land Uses: CVS

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Storage

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Car Lot

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Dentist

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-1" 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: Culebra Road

Existing Character: Primary Arterial Type A

Proposed Changes: Not Known

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

Routes Served: 618

Traffic Impact: A TIA report is not required.

Parking Information: The minimum parking requirement for a convenience store with gas sales is 6 per 1,000 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “C-3 NA” Commercial Nonalcoholic Sales District 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. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

Proposed: The proposed zoning district designation of “C-2” Commercial District 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. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is 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 “Mixed Use Center” in the future land use component of the plan. The requested "C-2" Commercial District 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.

3. Suitability as Presently Zoned:

The current “C-3 NA” Commercial Nonalcoholic Sales District is 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.

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 ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
- 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
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

6. Size of Tract:

The subject property is 2.149 acres, which could reasonably accommodate the proposed convenience store with gas sales.

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.