



City of San Antonio

Legislation Details (With Text)

File #: 20-7379

Type: Zoning Case

In control: City Council A Session

On agenda: 1/21/2021

Title: ZONING CASE Z-2020-10700247 (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 and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Lot 2, and Lot 3, Block 25, NCB 7679, located at 104 Congress Avenue and 6500 South Flores Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2021-01-21-0039

Date	Ver.	Action By	Action	Result
1/21/2021	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700247

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Christie William

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 104 Congress Avenue and 6500 South Flores Street.

Legal Description: Lot 1, Lot 2, and Lot 3, Block 25, NCB 7679

Total Acreage: 0.5490

Notices Mailed

Owners of Property within 200 feet: 31

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

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the city of San Antonio by Ordinance 6896 dated March 18, 1948 as "J" Manufacturing District and "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "J" and "D" converted to the "I-1" General Industrial District and "MF-33" Multifamily 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: "I-1"

Current Land Uses: Tire Shop

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Auto Sales

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Homes

Direction: West

Current Base Zoning: "C-3NA"

Current Land Uses: Auto Sales

Overlay and Special District Information:

"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.

"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: Flores

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Congress

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 43, 243

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The proposed use does not exceed the minimum threshold.

Parking Information: The parking minimum for a medical clinic (physician and/or dentist) is 1 space per 400 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: The "I-1" General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

The "MF-33" Multi-Family District allows multi-family dwellings and any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33.

Proposed: "C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. The "CD" Conditional Use allows the operation of Motor vehicle sales, pursuant to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the South Central Community Plan and located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 South Central Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-1” 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 “C-1” Light Commercial is a less intense commercial zoning than the existing “I-1” Industrial and is appropriate along the major corridor of south Flores.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The current “MF-33” is an appropriate zoning for the parcel zoned as such. The requested “C-1” is more appropriate and would be better suited to the current uses of the property, a small retail center.

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 South Central Community Plan:

Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue

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A comprehensive rezoning initiative along the corridors will provide for compatible uses.

6. Size of Tract:

The subject property is 0.5490 acres, which could reasonably accommodate commercial uses.

7. Other Factors:

The subject property is located within the Lackland Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the request.