



City of San Antonio

Agenda Memorandum

File Number:20-5762

Agenda Item Number: Z-5.

Agenda Date: 11/5/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2020-10700183 S
(Associated Plan Amendment PA-2020-11600052)

SUMMARY:

Current Zoning: "C-3NA MLOD-3 MLR-1 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-3NA S MLOD-3 MLR-1 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair, Maintenance, and Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2020

Case Manager: Justin Malone, Planner

Property Owner: Nelly Cantu

Applicant: Property Advancement Resources

Representative: Property Advancement Resources

Location: 9114 Northeast Loop 410

Legal Description: Lot 31, Block 2, NCB 12869

Total Acreage: 1.244

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Eastgate Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 33810 on December 16, 1965 and originally zoned "A" Single Family District. The "A" Single Family District was rezoned to "B-3NA" Business District, Non Alcoholic Sales by Ordinance 70527 on November 2, 1989. The "B-3NA" Business District, Non Alcoholic Sales converted to the "C-3NA" General Commercial District that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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: "UZROW"

Current Land Uses: Loop 410 Access Road

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Church, Single Family Residence, Vacant Land

Direction: West

Current Base Zoning: "UZROW"

Current Land Uses: Loop 410 Access Road

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Residence, Vacant Land

Overlay and Special District Information:

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" 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: Interstate Loop 410

Existing Character: Interstate Highway

Proposed Changes: None Known

Thoroughfare: Crossway Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Stutts Drive
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance.
Routes Served: None

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements

Parking Information: The parking minimum for Truck Repair, Maintenance, and Storage is 1 per 500 sf GFA of sales and service building.

ISSUE:
None.

ALTERNATIVES:

Current: The present zoning district designation of "C-3" General Commercial 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.

Proposed: The proposed zoning district designation of "C-3 S" General Commercial allows for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts, plus the added Specific Use Authorization allows the additional use of Truck Repair, Maintenance, and Storage. "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.

The requested "S" Specific Use Authorization for Truck Repair, Maintenance, and Storage would be allowed as well as all "C-3" General Commercial uses.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval, pending Plan Amendment.

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 IH-10 East Corridor Perimeter Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the current future land use designation. The applicant is seeking a Plan Amendment to “Regional Commercial”. Staff and Planning Commission recommend Approval.

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 base zoning of “C-3” will remain the same and all ingress and egress remain on the highway access road, to deter vehicle activity through local streets. Additionally, solid screen fencing along the west and south perimeters of the property serve as a buffer from neighboring “R-6” properties.

3. Suitability as Presently Zoned:

The current “C-3” general Commercial District is an appropriate zoning for the property and surrounding area, considering that the surrounding properties are already zoned “C-3.” The proposed “C-3 S” is consistent with the existing zoning and uses. The Specific Use Authorization allows consideration of Truck Repair, Maintenance, and Storage with any necessary conditions.

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 IH 10 East Perimeter Plan:

Objective: Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor.

Commercial Land Use:

Commercial development within the Corridor is situated mainly along major thoroughfares. The majority of commercial development along IH-10 is freight truck service stations, garages, sales, leasing, and rental establishments.

6. Size of Tract:

The subject property is 1.244 acres, which could reasonably accommodate the proposed general commercial uses and Truck Repair, Maintenance, and Storage facility.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.