



City of San Antonio

Legislation Details (With Text)

File #: 18-5990

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/6/2018

Title: ZONING CASE # Z2018342 (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18106)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018342

(Associated Plan Amendment 18106)

SUMMARY:

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

Requested Zoning: "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 6, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Arturo Vazquez

Applicant: Arturo Vazquez

Representative: Arturo Vazquez

Location: 6614 South Zarzamora Street

Legal Description: Lot 408, NCB 7853

Total Acreage: 0.1234

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Tierra Linda Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1391, dated September 23, 1944. The property was zoned "MM" Second Manufacturing District by Ordinance 6076, dated October 23, 1947. The property was rezoned from "MM" to "B-2" Business District by Ordinance 47762, dated March 17, 1977. The property converted from "B-2" to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on 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: "C-2"

Current Land Uses: Parking Lot/Restaurant

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Used Auto Sales

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Retail Center

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 MLR-1"

All surrounding properties carry the "MLOD-2 MLR-1" Lackland Military Lighting Overlay Military Lighting

Region 1 District, due to their proximity to Lackland Air Force Base. The "MLOD-2 MLR-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.

Transportation

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: West Pyron Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 512 is within walking distance of the subject property.

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 minimum parking required will be dependent on the commercial use.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "C-2" which accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within ½ of a mile of the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Nogalitos/South Zarzamora Community Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "IDZ" base zoning district is not consistent with the future land use designation. The applicant is requesting a land use

amendment from “Low Density Residential” to “Mixed Use” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “IDZ” will allow for development on a small vacant commercial lot.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate base zoning for the surrounding area. The requested “IDZ” with uses permitted in “C-2” will permit a small commercial development on a small lot.

4. Health, Safety and Welfare:

Staff has found no 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 goals and objectives of the Nogalitos/South Zarzamora Community Plan. The plan emphasizes attracting a mix of businesses and development along South Zarzamora Street. The requested “IDZ” will allow for a small scale commercial development to occur on a lot that is an irregular size with little developable space.

Relevant Goals and Objectives of the Nogalitos/South Zarzamora Community Plan:

Goal 3: Economic Development: Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents’ daily needs and bring vitality to the area.

Objective 3.1: Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment.

Objective 3.2 Business Character Build upon the historic, walkable character of the Nogalitos corridor to create a unique place to walk for shopping, working, and relaxing.

6. Size of Tract:

The subject property is 0.01234 of an acre, which could accommodate a small commercial development.

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.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

The requested “IDZ” base zoning is supported by the following criteria:

The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes

physical improvements on an inner city property encouraging redevelopment and infill development.

The applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.

The applicant's request the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.

The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.