



City of San Antonio

Legislation Details (With Text)

File #: 18-6021

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/6/2018

Title: ZONING CASE # Z2018349 (Council District 6): A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District on Lot 5, Block 8, NCB 15570, located at 7318 West Military Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2018349

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 6, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Raphael Guerra and John E. Martin

Applicant: Raphael Guerra and John E. Martin

Representative: Raphael Guerra and John E. Martin

Location: 7318 West Military Drive

Legal Description: Lot 5, Block 8, NCB 15570

Total Acreage: 0.2435

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Cable-Westwood and Lackland Terrace

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was rezoned from “O-1” Office District to “B-1” Business District by Ordinance 49268, dated April 20, 1978. Upon the adoption of the 2001 Unified Development Code, the previous “B-1” converted to the current “C-1” Light Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-1” and “C-2NA”

Current Land Uses: Dental Office and Hair/Nail Salon

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “C-1”

Current Land Uses: Office and Barber Shop

Direction: West

Current Base Zoning: “C-1”

Current Land Uses: Access Street

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"

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.

Transportation

Thoroughfare: West Military Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

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

Routes Served: 613, 615,

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 number of parking spaces for a dental office is 1 space per 400 sf GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-1". "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.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or half a mile of 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 "Suburban Tier" in the future land use component of the plan. The requested "C-2" base zoning is compatible with the future land use designation and is consistent with the surrounding properties.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Both "C-1" and "C-2" require a bufferyard of 15 feet adjacent to residential.

3. Suitability as Presently Zoned:

The current "C-1" Light Commercial District is an appropriate zoning for the property and surrounding area. The applicant could request "C-1 S" Specific Use Authorization for a medical clinic to accommodate the request.

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.

West/Southwest Sector Plan Relevant Goals and Objectives:

- ED-1.3 Stimulate and support increased activity of existing businesses
- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

6. Size of Tract:

The subject property is 0.2435, which would adequately support a dental office.

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, JB SA was notified of the proposed request.