



City of San Antonio

Legislation Details (With Text)

File #: 19-1699

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/5/2019

Title: ZONING CASE # Z-2018-900071 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.249 acres out of NCB 8096, located at 1601 Castroville Road. Staff recommends Approval.

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: 5

SUBJECT:

Zoning Case Z-2018-900071

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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: February 5, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Benjamin Costello

Applicant: Ian Cochran

Representative: Ian Cochran

Location: 1601 Castroville Road

Legal Description: 0.249 acres out of NCB 8096

Total Acreage: 0.249

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Westwood Square Neighborhood Association

Applicable Agencies: Lack Airforce Base

Property Details

Property History: The subject property was rezoned from "C-3 R" General Commercial District, Restrictive Alcohol Sales to "R-6" Residential Single-Family District by Ordinance 2009-03-19-0230, dated March 19, 2009.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-3R"

Current Land Uses: Gas Station

Direction: South

Current Base Zoning: "C-2", "C-2NA CD", "C-2", and "R-6"

Current Land Uses: Restaurant and Auto Glass Shop

Direction: West

Current Base Zoning: "C-2NA"

Current Land Uses: Appliance Store

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: Castroville Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance from the subject property.

Traffic Impact: VIA routes are within walking distance of the subject property
Routes Served: 68 and 268

Parking Information: Minimum parking requirements will depend on the permitted use that is being developed.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of “R-6”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is located within half a mile of a premium transit corridor.

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 property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2” base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is not appropriate for the subject property’s location, which is located along a secondary arterial. “C-2” uses will be more compatible with the surrounding area.

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 following goals, principles, and objectives of the

West/Southwest Sector Plan.

West/Southwest Sector Plan Relevant Goals and Objectives:

- TRAN-1.4 Encourage high densities along transit corridors identified by VIA in order to make transit more cost effective and efficient
- 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
- ED-2.4 Consider rezoning corridors and nodes to permit the mix of uses
- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
- LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby
- Goal LU-3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community
- LU-3.1 Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan

6. Size of Tract:

The subject property totals 0.249 acres in size, which reasonably commercial uses.

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.