



City of San Antonio

Legislation Details (With Text)

File #: 19-2845
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/2/2019
Title: ZONING CASE # Z-2019-10700036 CD (Council District 4): 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 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay with Conditional Use for Auto and Light Truck Repair on 0.2030 acres out of NCB 15655, located at 4928 and 4932 West Military Drive. Staff recommends Approval.
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 Z-2019-10700036 CD

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 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 2, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Ramon Renteria

Applicant: Ramon Renteria

Representative: Ramon Renteria

Location: 4928 and 4932 West Military Drive

Legal Description: 0.2030 acres out of NCB 15655

Total Acreage: 0.2030

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41419, dated December 26, 1972. The property was zoned Temporary "R-1" Single Family Residential District upon annexation. The property converted from Temporary "R-1" Single Family Residence District to the current "R-6" Residential Single-Family District and "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "OCL"

Current Land Uses: Lackland AFB

Direction: East

Current Base Zoning: "C-3" and "C-2"

Current Land Uses: Night Club and Tire Shop

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Barber Shop and Screen Repair

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: Primary Arterial Type A

Proposed Changes: None Known

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

Routs Served: 550 and 551

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement for auto & light truck repair is 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-6”. “R-6” 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:

A portion of the subject property is located within the Port San Antonio Regional Center and half a mile of a 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 United Southwest Communities Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” base zoning is compatible with 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. The property is surrounded by high intensity commercial uses.

3. Suitability as Presently Zoned:

The current “R-6” base zoning is an inappropriate zoning for the property and surrounding area. Single-family uses that abut primary arterials such as West Military Drive are not compatible with the configuration of the street.

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 United Southwest Communities Plan:

- Goal 1 - Economic Development Attract new businesses, services and retail establishments to the United Southwest Communities.
 - Objective 1.1: Commercial Development Implement strategies to attract commercial development.

6. Size of Tract:

The subject property is 0.2030 acres, which could reasonably accommodate automobile repair.

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.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.