



City of San Antonio

Legislation Details (With Text)

File #: 19-4024

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/21/2019

Title: ZONING CASE Z-2019-10700068 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Construction Trades Contractor on Lots 35, 36 and 23, NCB 12883, located on 222, 230 and 310 Creswell Drive. Staff recommends Approval, with Conditions, pending the Plan Amendment. (Associated Plan Amendment Case PA-2019-11600019) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

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: 2

SUBJECT:

Zoning Case Z-2019-10700068
(Associated Plan Amendment Case PA-2019-11600019)

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Construction Trades Contractor

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Los Filtros, LLC

Applicant: Hunter Shadburne, PE

Representative: Gracie Luna Ward

Location: 222, 230 and 310 Creswell Drive

Legal Description: Lots 35, 36 and 23, NCB 12883

Total Acreage: 1.936

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale Army Air Field

Property Details

Property History: The properties were annexed by the City of San Antonio on 9/19/1957 by ordinance 25568 and were originally zoned "A" Single Family District. They converted to "R-5" Single Family Residence with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MH"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: TxDOT ROW

Current Land Uses: Loop 410 SE

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

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.

Transportation

Thoroughfare: Creswell Drive

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 25

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information: Minimum parking space requirements for Commercial is 1 per 300 sf of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-5”. Low-Density Residential uses include single-family houses on individual lots. The “R-5” Residential Single-Family District allows for a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, nursery (1-acre minimum), public and private schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, nor is it within a ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with Conditions, pending the 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 Eastern Triangle Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment to “Community Commercial” land use. Staff and the Planning Commission recommended Approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-5” Single-Family Residential base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed “C-2” is suitable to the area and provides the opportunity for retail goods and services.

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 Eastern Triangle Plan:

Goal 7: Create a community wide economic development plan

Objective 7.2: Attract new businesses to the Eastern Triangle

Goal 9: Promote diversification of businesses and services

Objective 9.1.1. Attract local and national businesses that reach a larger community

6. Size of Tract:

The subject property is 1.936 acres, which would adequately support commercial use.

7. Other Factors:

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.

The subject property is located within the Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request.

If recommended for Approval by the Zoning Commission, staff recommends the following conditions:

- 1) No access to the business from Creswell Drive
- 2) A 15-foot landscape buffer between the rear property line and Creswell Drive right-of-way.
- 3) A six (6) foot solid screen fence to the rear of the property along Creswell and abutting residential zoning and/or uses.