



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-4121

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/21/2019

**Title:** ZONING CASE Z-2019-10700078 (Council District 7): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 57, Block A, NCB 11532, located at 1833 Bandera Road. Staff recommends Approval. (Sara Serra, Planner (210)207-7898, sara.serra@sanantonio.gov; Development Services Department)

**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:** 7

**SUBJECT:**

Zoning Case Z-2019-10700078

**SUMMARY:**

**Current Zoning:** "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 21, 2019

**Case Manager:** Sara Serra, Planner

**Property Owner:** Aziz Hasanali

**Applicant:** Patrick William Christensen

**Representative:** Patrick William Christensen

**Location:** 1833 Bandera Road

**Legal Description:** Lot 57, Block A, NCB 11532

**Total Acreage:** 0.506

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Woodlawn Hills Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The area was annexed to the city of San Antonio in September 25, 1952, and originally zoned as "F" Local Retail District and "B" Residence District. Areas zoned "F" Local Retail District were rezoned as "C-2" Commercial District, and areas zoned "B" Residence District were rezoned as "R-4" Residential Single-Family District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Automotive Center

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Psychic Reader, Locksmith, Hair Salon

**Direction:** South

**Current Base Zoning:** "R-5"

**Current Land Uses:** House

**Direction:** West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Gas Station

**Overlay and Special District Information:**

**"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.

**"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.

**Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Principal

**Proposed Changes:** None.

**Public Transit:** VIA bus routes are within walking distance of the subject property are: 88 (Bandera Frequent), and 288 (Bandera/ Evers Road Lineup).

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

**Parking Information:** The minimum parking requirements requirement for commercial uses will depend on the specific type of development.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district of “C-2”, and “R-4”. The purpose of the rezone is to have the whole property zoned under one single zone district “C-2”.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not located within a Regional Center, and it is located within 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 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 district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "C-2" Commercial District and "R-4" Residential Single-Family District are an appropriate zoning for the property and surrounding area. The existing “R-4” is to the rear of the property and would not logically be developed as such. The proposed “C-2” is more suitable for the area and in relation to existing zoning and uses.

**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:

- 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.
- Goal ED-4 Infill and redevelopment opportunities are well planned and incentivized within Loop 410

**6. Size of Tract:**

The subject property is 0.5065 acres, which could reasonably accommodate commercial uses.

**7. Other Factors:**

A majority of the applicants' property is already zoned as "C-2". The applicant is rezoning for consistency of the entire property to "C-2".