



City of San Antonio

Legislation Details (With Text)

File #: 19-4355

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/4/2019

Title: ZONING CASE Z-2019-10700088 S (Council District 5): A request for a change in zoning from "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facility on Lot 50, Block 34, NCB 8072, located at 1335 South General McMullen Drive. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@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: 5

SUBJECT:

Zoning Case Z-2019-10700088S

SUMMARY:

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

Requested Zoning: "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Patricia Villarreal

Applicant: Patricia Villarreal

Representative: Patricia Villarreal

Location: 1335 South General McMullen Drive

Legal Description: Lot 50, Block 34, NCB 8072

Total Acreage: 0.9110

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Westwood Square Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2381, dated July 3, 1945 as "JJ" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "JJ" Commercial District converted to "I-1" General Industrial District. The subject property was rezoned from "I-1" General Industrial District to "C-2 NA" Commercial District, Nonalcoholic Sales by Ordinance 2009-03-19-0230, dated March 19, 2009.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "C-2 NA"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-3 NA"

Current Land Uses: Commercial Uses

Direction: West

Current Base Zoning: "MF-33 CD"

Current Land Uses: Non-Commercial Parking Lot

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-1" 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: General McMullen

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Amaya

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 66, 268, 524

Traffic Impact: General McMullen is identified on the City's Major Thoroughfare Plan as a Primary Arterial Type A (120'). ROW dedication may be required.

Parking Information: The minimum parking requirement for a café is 1 space for every 100 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-2NA". These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center and located within the 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 NA” Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The addition of the “S” Specific Use Authorization allows consideration of any necessary specifications in relation to the proposed use.

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:

Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities

ED-1.1 Locate business offices near existing residential areas within the Sector

6. Size of Tract:

The subject property is 0.9110 acres, which could reasonably accommodate commercial with specific 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.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.