City of San Antonio

Legislation Details (With Text)

File #:	19-7854
Type:	Zoning Case
In control:	City Council A Session
On agenda:	11/7/2019
Title:	ZONING CASE Z-2019-10700229 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 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 3.010 acres out of NCB 18285, located at 7200 Culebra Road. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2019-11-07-0945

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z-2019-10700229

SUMMARY:
Current Zoning: "R-6 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: October 15, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Firstmark Credit Union

Applicant: QuikTrip Corporation

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Representative: Kaufman and Killen, Inc

Location: 7200 Culebra Road

Legal Description: 3.010 acres out of NCB 18285

Total Acreage: 3.010

Notices Mailed
Owners of Property within 200 feet: 12
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Lackland, Texas Department of Transportation, Planning Department

Property Details
Property History: The property was zoned "Temporary R-1" upon being annexed into the City on December 31, 1986, according to Ordinance 64024. The property zoned "Temporary R-1" was converted to "R-6" Residential Single Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

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: "C-3"
Current Land Uses: Clinic

Direction: East
Current Base Zoning: "C-3"
Current Land Uses: Gas Station

Direction: West
Current Base Zoning: "C-2"
Current Land Uses: Vacant

Direction: South
Current Base Zoning: "C-3"
Current Land Uses: Restaurant

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: Culebra
Existing Character: Principal
Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance.
Routes served: 620

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: The parking minimum for a convenience store with gasoline sales is 6 spaces for 1000 square feet of gross floor area.

ISSUE:
None.

ALTERNATIVES:
Current: Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a regional center but it is within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Sector Plan and is currently designated as “Mixed Use Center” 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 "R-6" Residential Single Family District is not an appropriate zoning for the property and surrounding area. The property, currently "R-6" is surrounded by commercial uses and large roadways. The proposed "C-2" Commercial District would be more appropriate for this commercial corridor and area of high traffic flow.

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 North Sector Plan

ED-1.3 Stimulate and support increased activity of existing businesses

LU-2.1 Ensure that residents in urban, suburban, and rural areas have access to healthy, affordable foods and restaurants

6. Size of Tract:
The subject property is 3.010 acres, which could reasonably accommodate commercial uses.

7. Other Factors:
The applicant is requesting a rezoning for construction of a convenience store with gasoline sales.

The subject property is located within the Lackland Air Force Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.