



City of San Antonio

Legislation Details (With Text)

File #: 19-8559

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/19/2019

Title: ZONING CASE Z-2019-10700242 CD (Council District 5): 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 to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 12, Block 7, NCB 2358, located at 2520 Monterey Street and 312 South Zarzamora Street. 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-2019-10700242 CD

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 19, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Sonny Nam Giang

Applicant: Jose Gallegos Jr.

Representative: Jose Gallegos Jr.

Location: 2520 Monterey Street and 312 South Zarzamora Street

Legal Description: Lot 12, Block 7, NCB 2358

Total Acreage: 0.1803

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Historic Westside and Prospect Hill Neighborhood Association.

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: Subject property is part of the original 36 square miles of the City of San Antonio and zoned "G" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "G" Local Retail District converted to the current "C-2" Commercial District.

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-2"

Current Land Uses: Commercial Bank

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Commercial Cleaners

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 Air Force Base. 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: South Zarzamora Street

Existing Character: Primary Arterial B

Proposed Changes: None Known

Thoroughfare: Monterey Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 75, 76, 103

Traffic Impact: Zarzamora Road is identified on the City's Major Thoroughfare Plan as a Primary Arterial Type B (70' - 120' ROW). ROW Dedication may be required.

Parking Information: The minimum parking requirement for Auto and Light Truck Repair is 1 space per 500 square feet including service bays, wash tunnels and retail area, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "C-2" Commercial District 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.

Proposed: The proposed "C-2 CD" Commercial District allows for the same uses as the current but with a Conditional Use for Auto and Light Truck Repair.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but 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 Guadalupe Westside Community Plan and is currently designated as “Low Density Mixed Use” 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. The use of Auto and Light Truck Repair is a use allowed by right in a “C-3” General Commercial District. Properties to the north, east and west are zoned commercial. Property to the south is zoned commercial although it’s current use is residential.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The “CD” Conditional Use allows conditioning down of a “C-3” use, specifically Auto and Light Truck Repair with any necessary conditions if appropriate (i.e. fencing, hours of operation, signage and buffer yards).

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 Guadalupe Westside Community Plan:

20.1.3 Reduce occurrences of commercial encroachment into residential areas.

Low Density Mixed Use - Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops / Compatibility between commercial and residential uses

6. Size of Tract:

The subject property is 0.1803 acres, which reasonably accommodates commercial 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 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.

Staff recommends the following conditions:

- A. Hours of operations Monday through Friday 8am to 6pm Saturday 8am to 3pm and closed on Sunday
- B. No temporary signage, banners, waivers or pennants on property.
- C. No amplified sound or speakers.