City of San Antonio

Legislation Details (With Text)

File #:	19-8800
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	12/3/2019
Title:	ZONING CASE Z-2019-10700304 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 5, NCB 9627, located at 1232 South General McMullen Drive. Staff recommends Approval. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2019-10700304

SUMMARY:
Current Zoning: "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 3, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Patricia McFaul DVM

Applicant: Miriam Ade

Representative: Stephen Kramer

Location: 1232 South General McMullen

Legal Description: Lot 1 and Lot 2, Block 5, NCB 9627

Total Acreage: 0.2506 Acres

Notices Mailed
Owners of Property within 200 feet: 26
Registered Neighborhood Associations within 200 feet: Westwood Square Association
Applicable Agencies: Planning Department, Lackland Air Force Base

Property Details
Property History: The property was annexed into the City of San Antonio on July 3rd, 1945 by Ordinance 2381. The property was originally zoned "JJ" Industry by Ordinance 6247 dated November 28, 1947. The property was then converted to "I-1" General Industrial with the adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3rd, 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: "R-5
Current Land Uses: Single-Family Dwelling

Direction: East
Current Base Zoning: "R-5
Current Land Uses: Single-Family Dwelling

Direction: West
Current Base Zoning: "C-2 NA S", "C-2 NA"
Current Land Uses: Car Wash, Dairy Queen

Direction: South
Current Base Zoning: "O-1"
Current Land Uses: Tax Office

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. 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 General McMullen
Existing Character: Primary Arterial A
Proposed Changes: None Known

Thoroughfare: Sylvia
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 66, 67, 524
Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The parking minimum for a Small Animal Clinic is 1 space per employee.

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning district designation of "I-1" General Industrial accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: The proposed "C-2" Commercial district accommodates 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 part of a regional center but it is within 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 not located within a community or sector plan. A finding of consistency is not required.

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. This downzoning from "I-1" to "C-2" decreases potential impacts on neighboring properties.

3. Suitability as Presently Zoned:
The current "I-1" zoning is not appropriate for the property and surrounding area. The proposed "C-2" would be a more appropriate zoning for the scale of the neighborhood and for the established use on the property. The requested "C-2" is more consistent with the large scale corridor on General McMullen.

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 subject property is not located within a community or sector plan. A finding of consistency is not required.

6. Size of Tract:
The subject property is 0.2506 Acres, which could reasonably accommodate 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 applicant is rezoning to bring an existing pet clinic in to compliance.