



City of San Antonio

Legislation Details (With Text)

File #: 20-3299

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/19/2020

Title: ZONING CASE Z-2020-10700056 (Council District 6): A request for a change in zoning 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 Lot 1, Block 30, NCB 18080, located at 8031 Culebra Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2020-10700056

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: May 19, 2020

Case Manager: Michael Pepe, Planner

Property Owner: SAI KIRPA, LLC

Applicant: Prabhjeet Singh

Representative: Prabhjeet Singh

Location: 8031 Culebra Road

Legal Description: Lot 1, Block 30, NCB 18080

Total Acreage:0.91

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Pipers Meadow Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was zoned “Temporary R-1” upon being annexed into the City on December 30, 1985, according to Ordinance 61624. 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-2”

Current Land Uses: Strip Retail, Multifamily Apartments

Direction: East

Current Base Zoning: “C-3NA CD”

Current Land Uses: Self Storage

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Strip Retail

Direction: South

Current Base Zoning: “C-2”

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: 618

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking minimum for a day care center is 1 space for 375 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 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 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 “General Urban Tier” 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. There is “C-2” Commercial zoning and “C-3” General Commercial to the east and west of the subject site, as well as “C-3” General Commercial across the roadway.

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, and the zoning is not appropriate for the continued operation of a day care center. The proposed “C-2” Commercial District would be more appropriate for this highly trafficked commercial area.

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 Sector Plan

ED-1.3 Stimulate and support increased activity of existing businesses

LU-3.1 Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan

6. Size of Tract:

The subject property is 0.91 acres, which could reasonably accommodate commercial uses.

7. Other Factors:

The applicant is requesting a rezoning for consistency with the current use of a day care.

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. The Military has indicated that there are no objections to this request.