



City of San Antonio

Legislation Details (With Text)

File #: 20-4758
Type: Zoning Case
In control: City Council A Session
On agenda: 8/20/2020
Title: ZONING CASE Z-2020-10700131 (Council District 6): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 2-5, Block 3, NCB 8540, located at 2003 Castroville Road. Staff and Zoning Commission recommend Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-08-20-0583

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT: Zoning Case Z2020-10700131

SUMMARY:

Current Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Juan and Linda Martinez

Applicant: Juan and Linda Martinez

Representative: Juan and Linda Martinez

Location: 2003 Castroville Road

Legal Description: Lots 2-5, Block 3, NCB 8540

Total Acreage: 0.2950 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Los Jardines Neighborhood Association, Westwood Square Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the city by Ordinance 1258, dated August 3, 1944 and was originally zoned "JJ" Commercial District. The property was rezoned to "R-7" SUP Small Lot Home Residence District by Ordinance 72510, dated October 18, 1990. The previous "R-7" district converted to "R-4" Single-Family Residential District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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-4"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "C-2NA" and "C-2NA CD"

Current Land Uses: Tattoo shop

Direction: South

Current Base Zoning: "O-1," "C-1 CD," "C-2NA," "C-2NA CD" and "R-6"

Current Land Uses: Tax service, community center, single-family dwellings, auto repair service

Direction: West

Current Base Zoning: "C-2NA CD" and "R-4"

Current Land Uses: Vacant, trucking business, welding shop

Overlay and Special District Information:

"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.

"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: Castroville Road

Existing Character:

Proposed Changes: None

Thoroughfare: Moraima Street

Existing Character: Local

Proposed Changes: None

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

Routes: 68, 268

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 minimum parking requirement for a mobile food truck is 2 spaces per mobile food establishment unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-4” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “C-1” Light Commercial District accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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 or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) 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/Southwest Sector Plan and is currently designated as “General Urban Tier.” The requested “C-1” 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-4" Residential Single-Family District is not an appropriate zoning for the property and surrounding 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/Southwest Sector Plan:

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

Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

Goal LU-3: Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community

6. Size of Tract:

The subject property is 0.2950 acres, which could reasonably accommodate a mobile food truck.

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 Military has indicated that there are no objections to the request.