



City of San Antonio

Legislation Details (With Text)

File #: 20-4669

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/18/2020

Title: ZONING CASE Z-2020-10700166 (Council District 4): A request for a change in zoning from "I-2 MLOD-2 MLR-1 AHOD" Heavy 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 2.178 acres out of NCB 13659, generally located at 8019 Interstate Highway 35 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600046) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@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: 4

SUBJECT:

Zoning Case Z2020-10700166
(Associated Plan Amendment PA-2020-116000046)

SUMMARY:

Current Zoning: "I-2 MLOD-2 MLR-1 AHOD" Heavy 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: August 18, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Randolph-Brooks Federal Credit Union

Applicant: Sarah Nickodam

Representative: Sarah Nickodam

Location: Generally located at 8019 Interstate Highway 35 South

Legal Description: 2.178 acres out of NCB 13659

Total Acreage: 2.178

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed by Ordinance 18115 on September 25, 1952 and zoned "MM" Second Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "MM" Second Manufacturing District converted to the current "I-2" Heavy Industrial 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: "I-2"

Current Land Uses: Vacant lot

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Vacant lot

Direction: South

Current Base Zoning: "ROW"

Current Land Uses: Interstate Highway 35

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Single-Family Residences

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: Interstate 35 South

Existing Character: Interstate Highway

Proposed Changes: None Known

Thoroughfare: Barlite Boulevard

Existing Character: Local

Proposed Changes: None Known

Public Transit: 51

Traffic Impact: Traffic Impact Analysis (TIA) can't be determined at this time.

Parking Information: The parking requirement for a Credit Union is 1 parking space per 200 sf GFA (Gross Floor Area) for the portion of building used by the financial institution and 1 per 300 sf of GFA of office lease space.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of "I-2" allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed: The proposed zoning district designation of "C-2" 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 within a regional center and is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 in the West/Southwest Sector Plan and is currently designated “Civic Center” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to “General Urban Tier”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area is composed of residential and commercial uses and the current industrial zoning is not compatible.

3. Suitability as Presently Zoned:

The current “I-2” base zoning is not an appropriate zoning for the property and surrounding area. The proposed “C-2” base zoning is more appropriate than the current “I-2” zoning, due to the proximity of existing single-family residences, school and commercial businesses.

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 request does not appear to conflict with any public policy objective of the West/Southwest Sector Plan, which encourages the following:

Plan Goals:

Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.

Goal ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

6. Size of Tract:

The 2.178 acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors:

The subject property is located within the Lackland Air Force Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant is requesting to rezone from “I-2” to “C-2”, in order to develop a corporate campus for Randolph-Brooks Federal Credit Union.