



City of San Antonio

Legislation Details (With Text)

File #: 20-6700

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/17/2020

Title: ZONING CASE Z-2020-10700226 (Council District 6): A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales 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 95, NCB 8238, located at 411 Enrique M Barrera Parkway. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2020-10700226

SUMMARY:

Current Zoning: "C-2NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales 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: November 17, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Alia Properties, LLC

Applicant: Jackie Ramos

Representative: Jackie Ramos

Location: 411 Enrique M. Barrera Parkway

Legal Description: Lot 95, NCB 8238

Total Acreage: 1.174 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Los Jardines

Applicable Agencies: Lackland AFB

Property Details

Property History: The subject property was annexed into the city by Ordinance 2590, dated September 6, 1945. The property was rezoned to "B-3R" Restrictive Business District by Ordinance 72510, dated October 18, 1990. The previous "B-3R" district converted to "C-3R" General Commercial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned from "C-3R" to the current "C-2NA" by Ordinance 2011-05-05-0362, dated May 5, 2011.

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-6"

Current Land Uses: Vacant, single-family dwellings

Direction: East

Current Base Zoning: "C-2NA"

Current Land Uses: Motel, thrift shop

Direction: South

Current Base Zoning: "C-2NA"

Current Land Uses: Title Loan company, insurance company, bar and grill

Direction: West

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

Current Land Uses: Nightclub, fruteria, single-family dwellings

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: Enrique M Barrera Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: Improve Enrique M. Barrera Parkway corridor with street, drainage and sidewalk improvements

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

Routes: 76, 276

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 grocery store is 1 space per 300 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current "C-2NA" Commercial Non-Alcoholic Sales District accommodates 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. "C-2NA" does not allow alcoholic sales.

Proposed: The proposed "C-2" Commercial District accommodates 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.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but 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." The requested "C-2" 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 base "C-2" Commercial District will remain the same. The rezoning removes the "NA" Nonalcoholic Sales restriction so that the applicant can operate a grocery store with alcohol sales.

3. Suitability as Presently Zoned:

The current "C-2NA" Commercial Non-Alcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed "C-2" would allow commercial uses and specifically a grocery store.

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:

Goal ED.1.1- Locate [businesses] near existing residential areas within the Sector

Goal ED.2.3- Design commercial nodes as town centers to promote the mix of activities for live, work, and play

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 subject property is 1.174 acres, which could reasonably accommodate commercial uses and a grocery store.

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 indicated that there are no objections to this request.

The "C-2" Commercial District does not permit bars, nightclubs, or live entertainment uses. It does allow restaurants, grocery stores, retail businesses, and other service type uses.