



City of San Antonio

Legislation Details (With Text)

File #: 20-6959

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/1/2020

Title: ZONING CASE Z-2020-10700248 (Council District 1): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 Lots 38, 39, 40, and the south 41.16 feet of Lot 1 and Lot 2, Block 5, NCB 2109, located at 1116 Menchaca Street and 1313 North Zarzamora Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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: 1

SUBJECT:

Zoning Case Z-2020-10700248

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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: December 1, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Crossover Properties

Applicant: Lloyd Soyars

Representative: Lloyd Soyars

Location: 1116 Menchaca Street and 1313 North Zarzamora Street

Legal Description: Lots 38, 39, 40, and the south 41.16 feet of Lots 1 and Lot 2, Block 5, NCB 2109

Total Acreage: 0.2293

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: West End Hope In Action

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "J" converted to the "I-1" General 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-1"

Current Land Uses: Auto Repair, Cleaners

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Apartments

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Community Center

Direction: West

Current Base Zoning: "I-1", "MF-33"

Current Land Uses: Vacant, Single Family Homes

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: Zarzamora

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Menchaca

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 89, 103, 289

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The proposed use does not exceed the minimum threshold.

Parking Information: The parking minimum for a barber / beauty shop is 1 space per 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: The “I-1” General Industrial district 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: “C-2” Commercial 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 subject property is not located within a regional center but it is located within the 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 land use 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. The proposed “C-2” Commercial is a less intense commercial zoning than the existing “I-1” Industrial and is appropriate along the major corridor of north Zarzamora.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The requested “C-2” is more appropriate and would be better suited to the current uses of the property, a small retail center with a building greater than 5,000 square feet.

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 SA Tomorrow Comprehensive Plan:

- GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
- GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.
- GCF P10: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors..
- GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

6. Size of Tract:

The subject property is 0.2293 acres, which could reasonably accommodate commercial uses.

7. Other Factors:

The subject property is located within the Lackland Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the request.