



City of San Antonio

Legislation Details (With Text)

File #: 21-3877
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/1/2021
Title: ZONING CASE Z-2021-10700029 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.242 acres out of NCB 11304, located at 942 Quintana Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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: 5

SUBJECT:
Zoning Case Z-2021-10700029

SUMMARY:
Current Zoning: "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 1, 2021

Case Manager: Justin Malone, Planner

Property Owner: Fifth Avenue Investments, LLC

Applicant: Rene Aguallo

Representative: Rene Aguallo

Location: 942 Quintana Road

Legal Description: 0.242 acres out of NCB 11304

Total Acreage: 0.242

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: Lackland

Property Details

Property History: The property was annexed by Ordinance 18115 on September 24, 1952 and zoned "JJ" Commercial District. The subject property was rezoned by Ordinance 47762, dated May 17, 1977, from "JJ" Commercial District to "I-1" Light Industry District.

Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "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", "I-2"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Shipping and Mailing Service, Community College Campus

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Construction Company

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: Quintana Road

Existing Character: Arterial

Proposed Changes: None known

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

Routes Served: 251, 524

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: The minimum parking requirement for a Professional Office is 1 parking space per 300 square foot of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “I-1” General Industrial District allows for areas of heavy and concentrated fabrication and manufacturing industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses include auto and light truck auction, truck stops, food and drug manufacturing, outdoor flea markets, and manufactured homes/oversized vehicle sales, service, and storage.

Proposed: The proposed zoning district designation of “C-3” General Commercial District allows for more intensive commercial uses than those listed within the “NC”, “C-1”, or “C-2” zoning districts. “C-3” uses are typically characterized by regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations and building height is limited to 35 feet. Examples of permitted uses include bar/tavern, auto repair, hotel, and home improvement center. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

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 in the Kelly/South San PUEBLO Community Plan and is currently designated “Regional Commercial” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the future land use designation.

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 proposed “C-3” General Commercial is less intense than the existing “I-1” General Industrial to the north and south and the “I-2” Heavy Industrial to the west.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial base zoning district is appropriate for the surrounding area. The proposed “C-3” General Commercial is a downzone and is also appropriate, allowing less intense uses to be accessible in the 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 request does not appear to conflict with any public policy objective of the Kelly/South San PUEBLO Community Plan which encourages the following:

Goal 3: Economic Development

Objective 3.2- Attractive, Diverse Businesses

- Attract and support a variety of businesses in a walkable, mixed-use environment.

Objective 3.4- Community Development

- Educate, train, and empower residents for good jobs and a better economic future.

6. Size of Tract:

The 0.242-acre site is of sufficient size to accommodate the proposed professional office.

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 this request.

The applicant is requesting the rezoning of the property to allow for a professional office for a staffing agency.