



City of San Antonio

Agenda Memorandum

File Number:18-6373

Agenda Item Number: 7.

Agenda Date: 11/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2018355 S

SUMMARY:

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

Requested Zoning: "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Mary Lou Trejo

Applicant: Mary Lou Trejo

Representative: Veronica Buentello

Location: 5418 and 5422 Enrique M. Barrera Parkway

Legal Description: Lot 1 and Lot 2, Block 2, NCB 13953

Total Acreage: 0.3156

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Community Workers Council

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio City Limits on January 20, 1966, established by Ordinance 33954. The property was zoned "R-A" Residence-Agriculture District and changed to "B-3NA" Non-Alcoholic Sales District, established by Ordinance 64225, dated December 30, 1986. The current "C-3NA" General Commercial Non-Alcoholic Sales District converted from the previous "B-3NA" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA, I-1

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: C-3NA

Current Land Uses: Auto Shop, Motel, Bar

Direction: South

Current Base Zoning: C-3NA

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Auto Sales and Repair, Restaurant, Tire 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. 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: Enrique M. Barrera Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Marwhite

Existing Character: Local Road

Proposed Changes: None known

Public Transit: There is a bus stop within walking distance on Enrique M. Barrera Parkway along Bus Route 76.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed threshold requirements.

Parking Information: A Reception Hall may best be classified as a “Recreational Facility - private community wide” in Section 35-526 regarding Parking Standards. Per this section, a Reception Hall requires a minimum of 1.5 parking spaces per 1,000 square-feet of the Gross Floor Area (GFA) and allows a maximum of ten (10) parking space per 1,000 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-3NA” base zoning district is identical to C-3 districts except that the sale of alcoholic beverages is prohibited. “C-3” districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as 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: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. 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 subject property is not located within a Regional Center but is located within a half-mile of the Commerce-Houston 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/Southwest Sector Land Use Plan and is currently designated as “Suburban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted 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 use is consistent with the established development pattern of the surrounding area. The applicant is requesting the zone change in order to sell alcohol and to allow the use of a reception hall.

3. Suitability as Presently Zoned:

The existing “C-3NA” base zoning district is not appropriate for the surrounding area. While the area is comprised of a large amount of “C-3NA” zoning, the subject property is adjacent to single-family residential.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The reception hall currently exists on the subject property and is an indoor hall which mitigates potential noise.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The proposed zoning change is in alignment with the West/Southwest Sector Plan and its future land use designation.

6. Size of Tract:

The 0.3156 acre site is of sufficient size to accommodate the proposed development. The structure and development already exists on the subject property.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

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.