



City of San Antonio

Agenda Memorandum

File Number:19-1323

Agenda Item Number: Z-35.

Agenda Date: 1/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2018-900053 CD

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 18, 2018

Case Manager: Dominic Silva, Planner

Property Owner: 81 Potranco, LLC

Applicant: 81 Potranco, LLC

Representative: Brown & Ortiz, P.C.

Location: Generally located at Seascapes and Potranco Road

Legal Description: Lot 10, Block 1, NCB 19603

Total Acreage: 1.60

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was rezoned from “R-1” Single-Family Residence District by Ordinance 93538, dated March 8th, 2001. The property was rezoned from “R-1” to “C-2 CD” by Ordinance 100694, dated April 14th, 2005. The property was subsequently broken up into smaller lots in 2018.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: “C-2 CD”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “C-2 CD”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “C-2 CD”

Current Land Uses: Vacant

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. 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: Potranco Road

Existing Character: Principal

Proposed Changes: None Known

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

Routes Served: 620

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

Parking Information:

Auto and Light Truck Repair: 1 per 500 SF GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within half a mile of Highway 151 and Loop 1604.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 “Suburban Tier” in the future land use component of the plan. The requested “C-2” base zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The adjacent properties are zoned for commercial use.

3. Suitability as Presently Zoned:

The proposed “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The conditional use for auto repair allows additional uses allowed by right within a “C-3” district into a “C-2 district with special considerations and flexibility such as house of operation, buffering, fencing, and the like.

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.

West Sector Plan Relevant Goals and Objectives:

- ED-3.1 Ensure the development of new business locations and employment center are compatible with the West/Southwest Sector Land Use Plan
- ED-4.1 Encourage high quality site and building design and best management practices for new and existing developments

6. Size of Tract:

The subject property is 1.60 acres, which would adequately support commercial uses and Conditional Use for Auto and Light Truck Repair.

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 Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.