



City of San Antonio

Agenda Memorandum

File Number: 19-5200

Agenda Item Number: Z-13.

Agenda Date: 8/8/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2019-10700103

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 18, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Jerry Arredondo

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 8800 Block of South West Loop 410

Legal Description: 12.18 acres out of NCB 15249

Total Acreage: 12.18

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 83135, dated December 31, 1995. The property was rezoned by Ordinance 60593, dated April 25, 1985 from temporary “R-1” One-Family Residence District to “B-3R” Restrictive Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “B-3R” Restrictive Business District converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales 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: “C-2”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “C-3R”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “C-3R”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “C-3R”

Current Land Uses: Vacant

Overlay and Special District Information:

"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.

"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: SW Loop 410

Existing Character: Interstate

Proposed Changes: None Known

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

Routes Served: 616

Traffic Impact: Loop 410 is a TXDOT roadway. TXDOT review of ROW and access is required.

Parking Information: The minimum parking requirement for a retail center is 1 space for every 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3R". "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. District regulations within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Port San Antonio Regional Center and located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 United Southwest Communities Plan and is currently designated as "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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-3R" General Commercial Restrictive Alcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed "C-3" removes the sale of alcoholic beverages for on-premises consumption restriction.

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

United Southwest Communities Plan:

Goal 1 - Economic Development: Attract new businesses, services and retail establishments to the United Southwest Communities.

Objective 1.1: Commercial Development: Implement strategies to attract commercial development.

6. Size of Tract:

The subject property is 12.18 acres, which could reasonably accommodate commercial use.

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, JB SA was notified of the proposed request. The Military responded and has no objections.