



City of San Antonio

Agenda Memorandum

File Number:19-6462

Agenda Item Number: 6.

Agenda Date: 9/3/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2019-10700158

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Lujan Enterprises, Inc.

Applicant: Lujan Enterprises, Inc.

Representative: Patrick W. Christensen

Location: 2036 South WW White Road

Legal Description: Lot 11G and Lot 12G, NCB 10758

Total Acreage: 1.955

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Jupe Manor Neighborhood Association and Commanche Community Neighborhood Association

Applicable Agencies: Martindale Army Airfield, Planning Department, and Texas Department of Transportation

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "A" Single Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "A" Single Family District converted to the current "R-5" Residential Single-Family 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-1"

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: "C-1"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Home

Direction: West

Current Base Zoning: "NP-15"

Current Land Uses: Funeral Home

Overlay and Special District Information:

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" 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: South WW White Road

Existing Character: Primary Arterial Type A

Proposed Changes: Not Known

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

Routes Served: 230, 550, 551, and 552

Traffic Impact: A TIA report is not required.

Parking Information: The minimum parking requirement for a restaurant is 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-5” Residential Single-Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed zoning district designation of “C-1” Light Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is located 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 within the Eastern Triangle Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested "C-1" Light Commercial District 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 “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area, considering that the surrounding properties are already zoned “C-1.” The proposed “C-1” is consistent with the existing zoning and uses.

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 Eastern Triangle Community Plan:

- Goal 5: Keep commercial and residential properties well maintained in the Eastern Triangle
 - Objective 5.5: Improve zoning compliance

6. Size of Tract:

The subject property is 1.955 acres, which could reasonably accommodate light commercial uses.

7. Other Factors:

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.