



City of San Antonio

Agenda Memorandum

File Number:19-6870

Agenda Item Number: 6.

Agenda Date: 9/17/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700163

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2019. This case is continued from September 3, 2019 zoning hearing.

Case Manager: Michael Pepe, Planner

Property Owner: Weinritter Realty, LP

Applicant: Buck Benson

Representative: Buck Benson

Location: 1726 West Commerce Street

Legal Description: All of Block 1, NCB 2310

Total Acreage: 1.709 Acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association

Applicable Agencies: Lackland Air Force Base, Parks and Recreation Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio. The property was originally zoned "F" Commercial and "J" Industry. The property was then converted to "C-2" Commercial and "I-1" General Industrial with the adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3rd, 2001.

Topography: A small portion to the north of the property includes a 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Wholesale

Direction: East

Current Base Zoning: "I-1", "C-2"

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Bank

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single Family Dwelling

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: Commerce

Existing Character: Principal

Proposed Changes: None Known

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

Routes Served: 75, 76, 275, 276

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

Parking Information: The parking minimum for an Auto Parts Store is 1 space per 500 square feet of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “I-1” General Industrial accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: The proposed “C-2” Commercial district accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a regional center but it 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 within the Guadalupe Westside Community Plan and is currently designated as “Commercial” in the future land use component of the plan. The requested “C-2” 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 “I-1” zoning is not appropriate for the property and surrounding area. The proposed “C-2” would be a more appropriate zoning for the scale of the neighborhood.

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

Guadalupe Westside Community Plan:

Goal 19.1.4 Create action plan to address vacant parcels and underutilized or deteriorating buildings.

19.4.2 Ensure availability of goods and services to serve the local community, in addition to larger regional markets.

6. Size of Tract:

The subject property is 1.709 Acres, which could reasonably accommodate Commercial uses.

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 applicant is proposing to operate an auto parts store.