



City of San Antonio

Agenda Memorandum

File Number:19-7601

Agenda Item Number: Z-1.

Agenda Date: 10/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700151 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 a Conditional Use for Motor Vehicle Sales (Sales Only)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 20, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Amalia M. Hunter

Applicant: Amalia M. Hunter

Representative: Amalia M. Hunter

Location: 2701 West Martin Street

Legal Description: Lots 1 and 2, Block 1, NCB 2817

Total Acreage: 0.0689

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: Prospect Hill and West End Hope in Action

Neighborhood Associations

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and "G" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "G" Local Retail District converted to the current "C-2" Commercial 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: Residential

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Church

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Restaurant

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Residential

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 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.

Transportation

Thoroughfare: West Martin Street

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: North Navidad

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 77, 277

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 minimum parking requirement for Auto and Vehicle Sales is 1 space for each 500 square feet of the sale 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". These districts permit 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. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center and located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission (7-1-1) recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not located within a neighborhood or community plan, thus a finding of consistency is not required.

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-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed rezoning maintains the base zoning district. The Conditional Use allows consideration of automobile sales with any needed conditions.

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 rezoning request is not within a neighborhood or community plan.

6. Size of Tract:

The subject property is 0.0689 acres, which could reasonably accommodate commercial and auto and vehicle sales 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, 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.