



City of San Antonio

Agenda Memorandum

File Number: 19-8453

Agenda Item Number: 20.

Agenda Date: 11/19/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2019-10700271

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Rafael Hernandez

Applicant: Robert Herrera

Representative: Robert Herrera

Location: 8380 Culebra Road

Legal Description: Lots P-16J and P-17, NCB 18820

Total Acreage: 2.338 acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the city in xxx and was originally zoned “Temporary R-1” Single Family Residence District. Per Ordinance 84152, dated May 23, 1996, the property was rezoned to “R-1” Single Family Residence District. The “R-1” zoning district converted to the current “R-6” Residential Single Family District, following the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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: “R-6” and “C-2 NA”

Current Land Uses: Church, vacant land

Direction: East

Current Base Zoning: “R-6” and “C-3”

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: “C-2” and “C-3NA”

Current Land Uses: Self storage, shopping center

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Single-family dwellings

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: Culebra Road

Existing Character: Primary Arterial A

Proposed Changes: None

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

Routes: 610, 618

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 a restaurant is 1 space per 100 square feet of ground floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The current “R-4” Residential Single-Family district 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 “C-2” 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 accommodates 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 property is not within a regional center but 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 West/Southwest Sector Plan and is currently designated as “Suburban Tier” 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. The requested “C-2” Commercial District is an appropriate transition between the existing residential development and the adjacent “C-3” General Commercial District zoning designation.

3. Suitability as Presently Zoned:

The current "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate along Culebra Road a Primary Arterial roadway. If recommended for Approval, the commercial development can provide goods and services to existing and surrounding residential 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 West/Southwest Sector Plan:

Goal ED-1.3: Stimulate and support increased activity of existing businesses

Goal ED-3.3: Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods

Goal COM-3.1: Locate new community gathering sites, near existing neighborhoods

6. Size of Tract:

The subject property is 2.338 acres, which could reasonably accommodate a restaurant.

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.