



City of San Antonio

Agenda Memorandum

File Number:20-1872

Agenda Item Number: 18.

Agenda Date: 2/18/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2019-10700350 CD

SUMMARY:

Current Zoning: "I-1 MLOD-3 MLR-1" General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-2 CD MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Hector Terrazas

Applicant: Hector Terrazas

Representative: Hector Terrazas

Location: 255 & 259 South WW White Road

Legal Description: Lots 12 & 13, Block 2, NCB 10671

Total Acreage: 1.098 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the city by Ordinance 18115, dated September 25, 1952 and was originally zoned “J” Commercial District by Ordinance 21230, dated May 12, 1955. The “J” zoning district converted to “I-1” 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: “C-2,” “C-3,” and “R-5”

Current Land Uses: Hydraulics business

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Motels

Direction: South

Current Base Zoning: “C-2” and “R-5”

Current Land Uses: Parking lot, restaurant, single-family residential dwellings

Direction: West

Current Base Zoning: “R-5”

Current Land Uses: Single-family residential dwellings

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

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: Motel Drive

Existing Character: Local

Proposed Changes: None

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

Routes: 25, 552

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 light truck repair is 1 space per 500 square feet of gross floor area, including wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE: None.

ALTERNATIVES:

Current: The current "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

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. 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. The proposed "CD" would allow consideration of Auto and Light Truck Repair, a use normally permitted in the "C-3" General Commercial District.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval with Conditions.

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 "High Density Mixed Use." The requested "C-2" 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 existing "I-1" is more intense zoning for the area than the proposed "C-2 CD."

3. Suitability as Presently Zoned:

The current "I-1 MLOD-3 MLR-1" General Industrial Martindale Military Lighting Overlay District Military Lighting Region 1 is not an appropriate zoning for the property and surrounding area. The proposed "C-2" is appropriate and more consistent with zoning and existing uses in the area. The "CD" Conditional Use allows additional consideration of the use Auto and Light Truck Repair normally permitted by right in "C-3."

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 7.2: Attract new businesses to the Eastern Triangle

Objective 9.1: Increase range of family-oriented businesses and services within the Eastern Triangle

“Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop.”

6. Size of Tract:

The subject property is 1.098 acres, which could reasonably accommodate auto and light truck repair.

7. Other Factors:

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

If recommended for Approval, staff recommends the following Conditions:

1. No temporary signage, flags, wind-wavers, snipe or pennant signs.
2. Hours of operation Monday-Saturday, 7:30a.m.-5:30p.m., and Sunday 9:00a.m.-3:00p.m.
3. A 30-foot Type B landscape buffer is required abutting residential zoning and land uses