



City of San Antonio

Agenda Memorandum

File Number:20-1890

Agenda Item Number: 4.

Agenda Date: 2/18/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700020 HL

SUMMARY:

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2020. This case is continued from the February 4, 2020 zoning hearing.

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Mark Granados

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 4007 South Flores Street

Legal Description: Lot 1, Block 1, NCB 6230

Total Acreage: 0.5898

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation, Lackland Airforce Base, Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned "B-3NA" Business District, Nonalcoholic Sales. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-3NA" Business District, Nonalcoholic Sales converted to the current "C-3NA" General Commercial Nonalcoholic Sales 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-3 NA"

Current Land Uses: Autoshop

Direction: East

Current Base Zoning: "C-3 NA" and "C-2"

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: "C-2 NA"

Current Land Uses: Vacant Building and Lot

Direction: West

Current Base Zoning: "C-1"

Current Land Uses: Vacant Lot

Overlay and Special District Information:

"HL"

The "HL" Historic Significant landmark designation, signifies the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"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: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

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

Routes Serviced: 43, 44, and 243

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

Parking Information: The minimum parking requirements for a Professional Office is 1 parking space per 300 sf of gross floor area including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “C-3 NA” General Commercial Nonalcoholic Sales District are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

Proposed: The proposed “C-3 NA” General Commercial Nonalcoholic Sales District would remain the same. The rezoning would add the Historic Landmark Overlay.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not 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 South Central San Antonio Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-3NA” base zoning district is consistent with the future land use designation. The rezoning establishes the historic overlay and does not require a finding of consistency.

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 "C-3NA HL" Commercial Historical Landmark District is an appropriate zoning for the property. The base "C-3NA" General Commercial Nonalcoholic Sales District remains the same. The rezoning establishes the historic overlay.

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 South Central San Antonio Community Plan:

- Conservation and revitalization of existing neighborhoods through comprehensive rezoning and other City programs
- Seek historic designation for individual residences and commercial buildings, as well as seek designation for historic districts and neighborhood conservation districts identified in the original 36 square mile architectural survey

6. Size of Tract:

The subject property is 0.5898 acres, which could reasonably accommodate the proposed use as a Car Wash.

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 request for landmark designation was initiated by the City Council. The owner does not support designation.

On November 6, 2019, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 4007 S Flores. On January 16, 2020, City Council approved Resolution 2020-01-16-0001R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC. The case will go to HDRC on February 5, 2020.