City of San Antonio

Agenda Memorandum

File Number:20-6482

Agenda Item Number: 5.

Agenda Date: 11/3/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2020-10700192
(Associated Plan Amendment PA 2020-11600056)

SUMMARY:
Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 3, 2020. This case is continued from the October 6, 2020 hearing.

Case Manager: Michael Pepe, Planner

Property Owner: Joe Monroe

Applicant: Joe Monroe

Location: 100 Block of Grobe Road

Legal Description: Lot TR-13, NCB 10747

Total Acreage: 2.00 Acres

Notices Mailed
Owners of Property within 200 feet: 17
Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was annexed in the City of San Antonio by Ordinance 18115 dated September 25, 1952 and was originally zoned "A" Residence District. The subject property converted from "A" Residence District to "R-5" Residential District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

Topography: A portion of the property includes a 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "R-5"
Current Land Uses: Single Family Homes

Direction: East
Current Base Zoning: "R-5"
Current Land Uses: Single Family Homes

Direction: West
Current Base Zoning: "R-5"
Current Land Uses: Single Family Home, Church

Direction: South
Current Base Zoning: "C-1"
Current Land Uses: Sign Shop

Overlay and Special District Information:

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Airforce Base. 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: Grobe
Existing Character: Local
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.
Routes Served: 30, 230

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking requirement for a contractor facility is 1 space per 1,500 square feet. The parking requirement for a professional office is 1 space per 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: R-5 districts allow a Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a regional center and nor is it within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial.

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 designated as "Park and Open Space" in the future land use plan. The requested "C-3" is not consistent with the current land use designation. The applicant has requested a plan amendment to "Regional Commercial". Staff and Planning Commission recommend Denial.

2. Adverse Impacts on Neighboring Lands:
Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. This area is rural and primarily residential in character. The requested "C-3 would greatly increase potential adverse impacts on adjacent residential properties.

3. Suitability as Presently Zoned:
The current "R-5" Residential Single-Family an appropriate zoning for the property. The proposed "C-3" would not be appropriate for the site or surrounding area. The rezoning would constitute midblock commercial encroachment.

4. Health, Safety and Welfare:
Staff has found indication of likely adverse effects on the public health, safety, or welfare. Potential noise, outside storage of materials and heavy commercial truck traffic of a midblock commercial development could pose a significant burden on adjacent and abutting residential properties and uses.

5. Public Policy:
The proposed rezoning appears to conflict with the following goals, principles, and objectives of the Eastern Triangle Community Plan:

Definition of Regional Commercial:
Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.

Definition of Park and Open Space:
Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.

San Antonio Tomorrow Goals:

H P30: Ensure infill development is compatible with existing neighborhoods.

6. Size of Tract:
The subject property is 2 acres, which could reasonably accommodate commercial uses.

7. Other Factors:
The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Martindale was notified of the proposed request. The Military has indicated that there are no objections to the request.