



City of San Antonio

Agenda Memorandum

File Number:21-1180

Agenda Item Number: Z-14.

Agenda Date: 2/4/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2020-10700268

SUMMARY:

Current Zoning: "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2020

Case Manager: Justin Malone, Planner

Property Owner: 7060 W Military Dr, LLC

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 7060 West Military Drive

Legal Description: Lot P-83B, Block 53, NCB 15591

Total Acreage: 1.3

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Cable-Westwood Neighborhood Association,

Applicable Agencies: Lackland, Planning Department

Property Details

Property History: The property was annexed by Ordinance 32613 on September 24, 1964 and was originally zoned "R-1" Temporary Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Temporary Single-Family Residence District converted to "R-6" Residential Single-Family District. The subject property was rezoned by Ordinance 2015-10-01-0855, dated October 1, 2015 from "R-6" Residential Single-Family District to "C-2 NA" 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: "R-6"

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Cocktail Bar

Direction: West

Current Base Zoning: "C-2NA"

Current Land Uses: Restaurant

Overlay and Special District Information:

"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: W Military Drive

Existing Character: Arterial

Proposed Changes: None Known

Public Transit: There are VIA bus routes near the subject property.

Routes Served: 613, 615

Traffic Impact: A Traffic Impact Analysis is not required; the proposed use does not exceed the minimum threshold.

Parking Information: The parking minimum requirement for a restaurant is 1 space per 100 sf. GFA (Gross Floor Area).

ISSUE:

None.

ALTERNATIVES:

Current: The “C-2” district accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current zoning district designation of “C-2 NA S” is identical to “C-2” districts, except that the sale of alcoholic beverages is prohibited.

Proposed: The proposed zoning district designation of “C-2” accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a Regional Center and is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 “General Urban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the properties to the south zoned “C-3”.

3. Suitability as Presently Zoned:

The existing “C-2 NA” base zoning district is appropriate for the surrounding area. The proposed rezoning

maintains the base “C-2” district but removes the “NA” Nonalcoholic Sales restriction. In general, “C-2” Commercial District zoning is suitable along corridors and acts as an adequate buffer to existing and surrounding residential areas.

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 request does not appear to conflict with any public policy objective within the West/Southwest Sector Plan:

ED-1.3 Stimulate and support increased activity of existing businesses

ED-2.4 Consider rezoning corridors and nodes to permit the mix of uses

6. Size of Tract:

The 1.3-acre site is of sufficient size to accommodate the proposed commercial 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 Military has indicated that there are no objections to the request.

This zoning request is to change the use of an existing building from an adult day care center to a Golden Wok Chinese restaurant. By removing the Nonalcoholic zoning stipulation, the restaurant owners would be able to server beer and wine to guests.