



City of San Antonio

Agenda Memorandum

File Number:21-1193

Agenda Item Number: Z-8.

Agenda Date: 2/4/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2020-10700271 CD

SUMMARY:

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

Requested Zoning: "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Potranco Acreage Investors, LTD

Applicant: Chris Monteverde

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 10000 block of Potranco Road

Legal Description: Lot 7, Block 43, NCB 19300

Total Acreage: 1.288 acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

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

Property Details

Property History: The subject property was annexed into the city by Ordinance 92902, dated December 31, 2000 and was originally zoned Temporary "R-1" Single-Family Residence District. The previous Temporary "R-1" district converted to "R-6" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was then rezoned to the current "C-2" by Ordinance 96160, dated August 8, 2002.

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: "RM-6" and "R-5"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Pharmacy, daycare

Direction: South

Current Base Zoning: "C-2," "C-3R" and "O-1"

Current Land Uses: Commercial strip center, restaurants, vacant

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant

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: Potranco Road

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: Fillmore Drive

Existing Character: Local

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Route: 620

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 of sales and service building.

ISSUE: None.

ALTERNATIVES:

Current: The current “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.

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 for consideration of Auto and Light Truck Repair.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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 Sector Plan and is currently designated as “Suburban Tier.” The requested “C-2” base zoning 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 surrounding properties are also “C-2” Commercial.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The

base zoning of “C-2” would remain the same. The “CD” Conditional Use allows consideration of Auto and Light Truck Repair, a use allowed by right in the “C-3” General Commercial District.

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 Sector Plan:

Goal ED-1.1- Locate business offices near existing residential areas within the Sector

Goal ED-2.3- Design commercial nodes as town centers to promote the mix of activities for live, work, and play

Goal ED-3.1- Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan

6. Size of Tract:

The subject property is 1.288 acres, which could reasonably accommodate auto and light truck repair.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

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.