



City of San Antonio

Agenda Memorandum

File Number:21-1200

Agenda Item Number: Z-10.

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 Z-2020-10700281

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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: January 19, 2021. This case is expedited to the Council meeting of February 4, 2021.

Case Manager: Justin Malone, Planner

Property Owner: David Medrano

Applicant: David Medrano

Representative: Carlos Salinas

Location: 8323 Southwest Loop 410

Legal Description: Lot P-73, NCB 15248

Total Acreage: 10.00 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: Lackland, Texas Department of Transportation, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 83135, dated December 31, 1995 and was originally zoned Temporary "R-1" Single Family District. The subject property was rezoned from Temporary "R-1" Single Family District to "R-A" Residence Agriculture District by Ordinance 85498, dated January 23, 1997. The property was converted from "R-A" Residence Agriculture District to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 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-3"

Current Land Uses: Stone Supplier

Direction: South

Current Base Zoning: "C-3NA"

Current Land Uses: Trucking Company

Direction: East

Current Base Zoning: UZROW, "R-6"

Current Land Uses: Highway, Residential

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Residential

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 nighttime 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: SW Interstate Loop 410

Existing Character: Highway

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance.

Routes Served: None

Traffic Impact: Loop 410 is a TxDOT roadway, TxDOT review and approval will be required at the time of platting.

Parking Information: The parking requirement for self-service storage is four (4) parking spaces plus two (2) for manager's quarters.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "R-6" Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character. This district is composed mainly of commercial uses along the interstate corridor with residential developments set back further from the highway.

Proposed: The proposed "C-2" Commercial District is designed to accommodate Community Commercial uses such as art galleries, restaurants, offices, and limited retail sales with some outdoor display of goods. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Other examples of Community Commercial uses include convenience stores with gas stations, grocery stores, and community shopping centers.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a regional center but is not 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 United Southwest Community Plan and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" base-zoning district is consistent with the future 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 surrounding area and along the arterial corridor. There is existing "C-3NA" to the south of the subject property. As a basic planning principle "C-2" is intended to act as a buffer as well as, provide goods and services to residential zoning and uses.

3. Suitability as Presently Zoned:

The existing "R-6" Residential Single-Family base zoning is appropriate for the surrounding area. The proposed "C-2" is suitable to the area, especially along the interstate frontage, which would allow for a buffer between the interstate frontage road and the existing residential developments.

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 United Southwest Communities Plan:

The United Southwest Communities Plan classifies the subject property as “Community Commercial” in the future land use map. “Community Commercial” includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Related zoning districts for the Community commercial land use classification includes O-1.5, C-1, C-2, C-2P and UD.

The proposal to rezone from R-6 to C-2 is consistent with the subject property’s future land use plan designation, thus the requested rezone will not require an amendment to the site’s current Future Land Use Plan designation. The Planning Department is currently in the planning process for the Port San Antonio Area Regional Center Plan. The proposed future land use plan for the Port San Antonio Area Regional Center Plan has not yet been adopted, thus the Community Commercial land use classification of the United Southwest Communities Plan applies.

The subject project is located off a major arterial highway and southeast of a residential subdivision, thus the proposed commercial zone would serve as an appropriate buffer between the existing residential subdivisions to the west and Loop 410 that is located east of the subject site.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

JEC P29: Develop master plans for the regional centers to align land use with future development demand and to direct industries to the appropriate regional centers.

JEC P31: Create gathering places that encourage interactions between people within regional centers and along transit and other transportation corridors.

JEC P33: Encourage the appropriate mixture of industries and uses within regional centers by identifying each center’s market strengths, and niches and uses that support these strengths.

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

Relevant Goals, Objectives and Action Steps of the United Southwest Communities Plan may include:

Goal 1 - Economic Development: Attract new businesses, services and retail establishments to the United Southwest Communities.

Objective 1.1: Commercial Development- Implement strategies to attract commercial development

Action Steps: 1.1.1 Seek commercial (non-residential) zoning along Loop 410 between Valley Hi Drive and Old Pearsall Road as identified in the land use plan.

6. Size of Tract:

The subject property is 10.00 acres, which could reasonably accommodate commercial uses and a self-storage facility.

7. Other Factors:

The applicant is requesting to rezone to “C-2” Commercial District to construct a self-service storage facility.

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

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of this zoning request does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.