



City of San Antonio

Agenda Memorandum

File Number:21-1815

Agenda Item Number: Z-11.

Agenda Date: 3/4/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT: Zoning Case Z2020-10700290 CD

SUMMARY:

Current Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Wrecker Service Auto and Light Truck Repair

Requested Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Rayco Automotive, Inc.

Applicant: Rayco Automotive, Inc.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 3722 Southwest Loop 410

Legal Description: Lot 2, NCB 15177

Total Acreage: 7.385 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland AFB, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the city by Ordinance 41420, dated December 26, 1972 and was originally zoned Temporary "R-1" Single Family Residence District. A portion of the property was rezoned to "B-3" Business District by Ordinance 51600, dated December 13, 1979. The previous Temporary "B-3" district converted to "C-3" General Commercial District and the previous Temporary "R-1" 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 "C-2 CD" with a Conditional Use for a Wrecker Service Auto Repair and Auto Sales by Ordinance 2017-06-01-0404, dated June 1, 2017.

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-2" and "C-3R"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-2NA," "O-2" and "R-6"

Current Land Uses: Dialysis center, masonic lodge, church

Direction: West

Current Base Zoning: "UZROW"

Current Land Uses: Southwest Loop 410

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: Southwest Loop 410

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: Knollwood Dr

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

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 paint and body repair is 1 space per 500 square feet of gross floor area including service bays, wash tunnels, and retail areas.

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 “CD” Conditional Use would allow for consideration of auto paint and body repair.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within a regional center and 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 “Mixed Use Center.” The requested “C-2” 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 proposed “C-2 CD” is consistent with the existing “C-3R” and “C-2NA” in the area.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2” maintains the same base zoning. The “CD” Conditional Use allows consideration of a “L” Light Industrial use to a “C-2” Commercial District with Conditional Use. This is appropriate along a highway such as Loop 410.

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-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

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 1.4309 acres, which could reasonably accommodate commercial uses and auto paint and body repair.

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.

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.