



City of San Antonio

Agenda Memorandum

File Number:21-4541

Agenda Item Number: 15.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2021-10700133

SUMMARY:

Current Zoning: "C-1 MLOD-2 MLR-1 AHOD" Light Commercial 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: July 6, 2021

Case Manager: Juanita Romero, Senior Planner

Property Owner: The Missionary Servants of St. Anthony FKA The Missionary Servants the Master and St. Anthony

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: 1707 Centennial Boulevard

Legal Description: Tract F NCB 8786

Total Acreage: 7.74

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Palm Heights and Quintana Community Neighborhood Associations

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1259, dated August 2, 1944 as "C" Apartment District. The property was rezoned from "C" Apartment District to "B-1" Business District by Ordinance 35989, dated December 7, 1967. The property converted from "B-1" Business District to the current "C-1" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 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: City of San Antonio Service Center

Direction: East

Current Base Zoning: "C-3 R"

Current Land Uses: Storage Facility

Direction: South

Current Base Zoning: "L"

Current Land Uses: Mail Well Commercial Printing Inc.

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Texans Can Academy High School

Overlay and Special District Information:

"MLOD-2"

The "MLOD-2" Lackland Military Lighting Overlay District 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.

Thoroughfare: Centennial Boulevard

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Nogalitos Street

Existing Character: Principal

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 51

Traffic Impact: A Traffic Impact Analysis (TIA) circulation study is required.

Parking Information: The parking minimum for a private school is 1 parking space per classroom. 1 per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current: “C-1” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed: “C-2” Commercial districts accommodate 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 not within a Regional Center but is within the transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Nogalitos / South Zarazamora 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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Surrounding properties are zoned more intensely as “C-3” General Commercial, “I-1” General Industrial and “L” Light Industrial.

3. Suitability as Presently Zoned:

The current “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2” General Commercial District is appropriate to the area and accommodates the additional square footage of the proposed buildings.

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 Nogalitos / South Zarzamora Community Plan:

Goal 3 Economic Development

Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents’ daily needs and bring vitality to the area.

- **Objective 3.1 Diverse Businesses**
Attract and support a variety of businesses in a walkable, mixed-use environment.
- **Objective 3.2 Business Character**
Build upon the historic, walkable character of the Nogalitos corridor to create a unique place to walk for shopping, working, and re- laxing.

6. Size of Tract:

The subject property is 7.74 acres, which could reasonably accommodate commercial uses and the additional buildings proposed.

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 this request.

The proposed rezoning is to allow for additional square footage of the proposed buildings, which is currently restricted by the existing “C-1”.