



City of San Antonio

Agenda Memorandum

File Number:21-5096

Agenda Item Number: 5.

Agenda Date: 8/3/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2021-10700138

(Associated Plan Amendment PA-2021-11600051)

SUMMARY:

Current Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hotel Taller than 35 Feet

Requested Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021. This case is continued from the July 20, 2021 hearing.

Case Manager: Michael Pepe, Senior Planner

Property Owner: San Antonio Water System

Applicant: Bronco Real Estate and Alamo Truck Gear

Representative: Miriam Ade

Location: 6300 block of Northwest Loop 410

Legal Description: 2.467 acres out of NCB 15038

Total Acreage: 2.467

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Thunderbird Hills Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary "R-1" Single-Family Residence District by Ordinance 39659, dated August 12, 1971. The property was rezoned from Temporary "R-1" to "B-2" Business District by Ordinance 56075, dated November 4, 1982. The property converted from "B-2" to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001. The property was rezoned from "C-2" to "C-2 S" Commercial with a Specific Use Authorization for a Hotel Taller than 35 Feet by Ordinance 201809060703 dated September 6, 2018.

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"

Current Land Uses: Strip Retail

Direction: East

Current Base Zoning: "C-3NA CD"

Current Land Uses: Single Family Housing

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Interstate Highway

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single Family Housing, Strip retail

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: Peace Pipe

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Interstate 410

Existing Character: Interstate
Proposed Changes: None Known

Public Transit: 552, 607

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking minimum for Auto Parts Retail is 1 space per 500 square foot gross floor area including service bays, wash tunnels and retail areas.

ISSUE:
None.

ALTERNATIVES:

Current: C-2 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. The current Specific Use Authorization allows for a hotel taller than 35 feet in height, in accordance with an approved site plan.

Proposed: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a regional center but it is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an alternate recommendation of “C-2 CD” Commercial with a Conditional Use for Motor Vehicle Repair.

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 future land use component of the plan. The requested “C-3” base zoning district is not consistent with the “General Urban Tier” future land use designation. The applicant has requested a plan amendment to “Regional Center”. Staff recommends Denial. Planning Commission recommendation pending

the July 14, 2021 hearing. The request would be aberrant to the overall principles and patterns of the West/Southwest Sector plan by allowing “Regional Center” uses in a relatively small site directly adjacent to residential uses.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “C-3” would introduce additional impacts and traffic in close proximity to single-family housing.

3. Suitability as Presently Zoned:

The current “C-2 S” is an appropriate zoning for the property and surrounding area. The proposed “C-3” would not be appropriate for this local street.

4. Health, Safety and Welfare:

Staff has 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 / Southwest Sector Plan

GOAL: LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

LU-1.1 Limit encroachment of commercial uses into established low-density residential areas

GOAL LU-3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed use, pedestrian oriented nodes that are integrated into the surrounding community

LU-3.1 Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan

6. Size of Tract:

The subject property is 2.467 acres, which could not reasonably accommodate regional commercial uses.

7. Other Factors:

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