



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2021-10700201

SUMMARY:

Current Zoning: "C-3 NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD " General Industrial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021

Case Manager: Roland Arsate, Planner

Property Owner: Pyramid Contracting, LLC

Applicant: Mario Cardenas

Representative: Mario Cardenas

Location: 1600 South General McMullen Drive

Legal Description: 2.5324 acres out of NCB 12696

Total Acreage: 2.5324

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed by ordinance 18115, dated September 25, 1952 and zoned "F" Local Retail District. The property was rezoned by ordinance 57,291 from "F" Local Retail District to "B-3NA" Business Non-Alcoholic Sales District and "I-1" Light Industry District dated July 21, 1983. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3NA" Business Non-Alcoholic Sales District converted to the current "C-3NA" General Commercial Nonalcoholic Sales District and "I-1" Light Industry District converted to the current "I-1" General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "ROW"

Current Land Uses: Highway 90

Direction: South

Current Base Zoning:

Current Land Uses: Warehouses, Building Supply

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "C-3NA"

Current Land Uses: Across General McMullen - Food Service/Lumber Yard

Overlay District Information:

The "MLOD-1" Camp Bullis 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. The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

NA

Transportation

Thoroughfare: South General McMullen

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: 524

Traffic Impact: (US HWY 90) is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDot for review. ROW dedication and improvement may be required along General McMullen.

Parking Information: The minimum parking requirement for a Go-Cart Track is 1 space per 6 seats of 1 per 30 square feet of square feet if no permanent seats. The minimum parking requirement for a restaurant is 1 space for every 100 square feet.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: 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 located in the Port San Antonio Regional Center and the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Kelly South San PUEBLO Community Plan and is currently designated as "Regional Center" in the future land use component of the plan. The requested "C-3" 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. The proposed use is consistent with the established development pattern of the surrounding area and is a downzoning from the current "I-1" General Industrial.
3. **Suitability as Presently Zoned:** The existing "C-3 NA" General Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding areas. The "I-1" General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "C-3" General Commercial is less intense and provides for more uniform development in the area.
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 Kelly South San PUEBLO Community Plan: - Objective 3.2 Attractive, Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment - Objective 3.3 Opportunities at Port San Antonio: Encourage Port San Antonio to attract clean industry and businesses that will offer local residents quality jobs.
6. **Size of Tract:** The 2.5324 acre site is of sufficient size to accommodate the proposed commercial development.

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 proposed request. The applicant is rezoning to develop a community activity center.