



City of San Antonio

Legislation Details (With Text)

File #: 19-2391

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/5/2019

Title: ZONING CASE # Z-2019-10700021 (Council District 3): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the West 50 feet of Lot 715, NCB 9484, located at 115 Ware Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2019-10700021

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Angelica Ortiz

Applicant: Angelica Ortiz

Representative: Ricardo Raul Martinez

Location: 115 Ware Boulevard

Legal Description: West 50 feet of Lot 715, NCB 9484

Total Acreage: 0.249

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the City Limits on March 8, 1947 and was originally zoned “JJ” Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous “JJ” base zoning district converted to the current “I-1” General Industrial District.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”

Current Land Uses: Tire Shop

Direction: East

Current Base Zoning: “MF-33”

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Single-Family Residence

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 44 and 243

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

Parking Information:

Minimum parking space requirements for Single Family-Residential use is one space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "I-1." This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or half mile of a 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 the approval criteria below.

1. Consistency:

The subject property is not located within a Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

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 "R-6" is a down zone from the current "I-1."

3. Suitability as Presently Zoned:

The current "I-1" General Industrial District is not appropriate zoning for the property and surrounding area. Although this property and other properties are zoned "I-1," residential zoning is more suited to the area and existing surrounding uses.

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 any public policy objective.

6. Size of Tract:

The subject property is 0.249 acres, which adequately supports residential use.

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.