



City of San Antonio

Agenda Memorandum

File Number:20-1771

Agenda Item Number: Z-10.

Agenda Date: 2/20/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700306

SUMMARY:

Current Zoning: "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-3 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2019

Case Manager: Michael Pepe, Planner

Property Owner: BPD solutions, LLC

Applicant: Ruben Carrillo

Representative: Ruben Carrillo

Location: 1811 Burluson and 1807 Burluson

Legal Description: East 31 feet of the south 154 feet of Lot 2 and Lot 3, Block 11, NCB 1308

Total Acreage: 0.3438

Notices Mailed

Owners of Property within 200 feet: 18
Registered Neighborhood Associations within 200 feet:
Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property is part of the Original 36 square miles of the City of San Antonio and was originally zoned “L” Industry District. The “L” was then converted to “I-2” Heavy Industrial District with the adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3rd, 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: “I-2”
Current Land Uses: Vacant

Direction: East
Current Base Zoning: “I-2”
Current Land Uses: Single-Family Dwellings

Direction: West
Current Base Zoning: “I-2”
Current Land Uses: Vacant, Single-Family Dwellings

Direction: South
Current Base Zoning: “MF-33”
Current Land Uses: Multifamily Dwellings

Overlay and Special District Information:

"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.

"MLOD-3"
All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale. The "MLOD-3" 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.

Transportation

Thoroughfare: Burleson
Existing Character: Local
Proposed Changes: None Known

Thoroughfare: Sherman
Existing Character: Collector
Proposed Changes: None Known

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

Routes Served: 22, 515

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 parking minimum single family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed: Single-family dwelling with a minimum lot size of 3,000 square feet and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a regional center but it is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 Arena District Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-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 requested change represents an industrial downzoning that would minimize potential land use impacts on the neighboring properties by limiting it to single family residential uses.

3. Suitability as Presently Zoned:

The current “I-2” zoning is not an appropriate zoning for the property and surrounding area, which is primarily residential. The proposed “R-3” would be an appropriate zoning for the scale of the neighborhood, the classification of the streets and for the applicant’s proposed use for the property.

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 Arena District Plan:

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones

6. Size of Tract:

The subject property is 0.1722 Acres, which could reasonably accommodate residential uses.

7. Other Factors:

The subject property is located within the Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request.