



City of San Antonio

Legislation Details (With Text)

File #: 18-5471
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/2/2018
Title: ZONING CASE # Z2018324 (Council District 5): 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 "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District on 0.245 acres out of NCB 7388, located at 1501 South Zarzamora Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2018-324

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2018324

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 2, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Daniel Espinoza

Applicant: Robert Grant

Representative: Robert Grant

Location: 1501 South Zarzamora Street

Legal Description: 0.245 acres out of NCB 7388

Total Acreage: 0.245

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Collins Garden

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property is within the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous "J" converted to the current "I-1" Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, R-4

Current Land Uses: Apache Creek, Cassiano Park, Escobar Park

Direction: East

Current Base Zoning: I-1

Current Land Uses: San Antonio Produce Terminal Market

Direction: South

Current Base Zoning: I-1

Current Land Uses: Guadalupe Lumber Company

Direction: West

Current Base Zoning: I-1

Current Land Uses: Guadalupe Lumber Company

Overlay and Special District Information: 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.

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-1" 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: South Zarzamora

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: South Laredo Street
Existing Character: Secondary Arterial
Proposed Changes: None Known

Public Transit: VIA routes 520 and 67 are within walking distance from the subject property.

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: Retail: 1 per 300 sf GFA.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. 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.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is along the Zarzamora Premium Plus route.

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 property is located within the Guadalupe/Westside Community Plan, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “C-3” General Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to use the property for retail/office uses, as well as other “C-3” uses. Allowing the “C-3” would not be out of character for the area.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is no longer appropriate for the subject property’s location. Commercial uses are encouraged along intersection of arterial roads.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.245 acres in size, which reasonably accommodates the uses permitted in “C-3” General Commercial District.

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.