



City of San Antonio

Legislation Details (With Text)

File #: 19-1036

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/18/2018

Title: ZONING CASE # Z-2018-900025 (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 Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District on Lot 36, Lot 39, Lot 41, Lot 42, and Lot 43, Block 3, NCB 10107, located in the 3400 Block of Pleasanton Road. 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-2018-900025

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 18, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Mary Naizer

Applicant: Joe Naizer

Representative: Joe Naizer

Location: 3400 Block of Pleasanton Road

Legal Description: Lot 36, Lot 39, Lot 41, Lot 42, and Lot 43, Block 3, NCB 10107

Total Acreage: 0.8586

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base, Stinson Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio on March 8, 1947, established by Ordinance 4745. The property was zoned "JJ" Commercial District, established by Ordinance 6076, dated October 15, 1947. The current "I-1" Industrial District converted from the previous "JJ" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, C-3R, R-4

Current Land Uses: Gas Station, Parking, Single-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: I-1, C-3NA, C-2

Current Land Uses: Vacant Industrial, Parking Lot, Office, Single-Family Residential, Apartments

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Tire Shop, Party Supply Shop, Gas Station, Restaurant

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: Pleasanton Road

Existing Character: Secondary Arterial

Proposed Changes: None known

Thoroughfare: East Hutchins Place

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on Pleasanton Road along Bus Routes 44 and 243.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed threshold requirements.

Parking Information: Commercial zoning allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The "I-1" 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 located within a Regional Center nor within a half-mile of 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 the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood, Community, or Sector Land Use 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 use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is not appropriate for the surrounding area. The property is adjacent to residential uses which should not be adjacent to industrial zoning. The applicant is requesting a commercial designation with non-alcoholic sales which is consistent with zoning along Pleasanton Road.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. Although the applicant is requesting General Commercial District, they are also requesting Non-Alcoholic Sales which does not indicate likely adverse effects for the surrounding area.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The property is not located within a plan and does not have a future land use designation.

6. Size of Tract:

The 0.8586 acre site is of sufficient size to accommodate the existing development.

7. Other Factors:

The applicant is rezoning for consistency with the use of the property.