City of San Antonio

Legislation Details (With Text)

File #: 20-1748

Type: Zoning Case

In control: City Council A Session

On agenda: 2/20/2020

Title: ZONING CASE Z-2020-10700003 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 15, NCB 3884, located at 125 Glass Avenue. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-02-20-0144

Date	Ver.	Action By	Action	Result
2/20/2020	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2020-10700003

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

Requested Zoning: "R-4 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: February 4, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Jagath Santha

Applicant: Jagath Santha

Representative: Jagath Santha

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Location: 125 Glass Avenue

Legal Description: Lot 4, Block 15, 3884

Total Acreage: 0.1550

Notices Mailed
Owners of Property within 200 feet: 23
Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association
Applicable Agencies: Lackland Air Force Base

Property Details
Property History: The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "J" converted to the current "I-1" General Industrial District.

Topography: The subject 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-1", "UZROW"
Current Land Uses: Motel, Creek Greenway

Direction: South
Current Base Zoning: "R-4"
Current Land Uses: Single-family dwelling

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Single-family dwelling

Direction: West
Current Base Zoning: "I-1"
Current Land Uses: Motel

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-2"
All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. 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: Glass
Existing Character: Local
Proposed Changes: None Known

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

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 51, 54, 251

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 minimum parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:
Current: The existing 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: The proposed "R-4" district would allow a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within a Regional Center nor is it located within the 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 Lone Star Community Plan and is currently designated as "Low-Density Residential" in the future land use component of the plan. The requested "R-4" 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 would limit potential impacts of the existing "I-1" General Industrial District on the neighboring properties.

3. Suitability as Presently Zoned:
The current "I-1" General Industrial District is not an appropriate zoning for the property and surrounding area as the property is already developed as a single-family dwelling and is adjacent to single-family homes. The proposed "R-4" Residential Single-Family District would allow this home to renovate and expand without the limitations of a Non-conforming use determination.

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 Lone Star Community Plan:

LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.

QL-3: Rehabilitate existing housing stock.

6. Size of Tract:
The subject property is 0.1550 acres, which could reasonably accommodate a single-family 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.

The applicant intends to renovate a single-family home currently not allowed in the existing "I-1" General Industrial District.

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