



# City of San Antonio

## Agenda Memorandum

**File Number:**18-6667

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**Agenda Item Number:** 5.

**Agenda Date:** 12/4/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2018-900008

(Associated Plan Amendment PA2018-900004)

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Requested Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 4, 2018. This case is continued from the November 20, 2018 hearing.

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Gary Bleeke

**Applicant:** James Leonard

**Representative:** James Leonard

**Location:** 111 Seguin Street

**Legal Description:** Lot 11 and Lot 12, Block 15, NCB 1292

**Total Acreage:** 0.232

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood

Association

**Applicable Agencies:** Fort Sam Houston

### **Property Details**

**Property History:** The subject property was zoned "J" Commercial District by Ordinance OI-191, dated November 9, 1938. The property converted from "J" to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** None.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Apartments and Single-Family Residences

**Direction:** East

**Current Base Zoning:** "I-1"

**Current Land Uses:** Single-Family Residences and Vacant Lots

**Direction:** South

**Current Base Zoning:** "I-2"

**Current Land Uses:** Union Pacific Rail Yard, Restaurant, and Commercial Buildings

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Apartments

### **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.

### **Transportation**

**Thoroughfare:** Seguin Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 20, 21

**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 number of parking spaces for a single-family residence is one (1) 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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment 2018-900004

**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 Government Hill Neighborhood Plan, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “R-4” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Light Industrial” to “Low Density Residential” to accommodate the proposed rezoning. Staff recommends Approval of the Plan Amendment. The Planning Commission has recommended Approval during the November 14, 2018 hearing.

**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 requested “R-4” will have less adverse impact on the surrounding residential areas than the current “I-1” designation.

**3. Suitability as Presently Zoned:**

The current “I-1” base zoning district is not appropriate for the surrounding area. The subject property is bounded by residential uses.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. A change to “R-4” will improve the health, safety and welfare of the nearby community.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Government Hill Neighborhood Plan.

Government Hill Neighborhood Plan Relevant Goals and Objectives:

- Conserve, rehabilitate and/or replace (if necessary) housing stock.
- Redevelop and revitalize the neighborhood.

**6. Size of Tract:**

The subject property measures 0.232 acres which should reasonably accommodate single-family residences.

## **7. Other Factors:**

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.