



# City of San Antonio

## Agenda Memorandum

**File Number:**19-2391

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**Agenda Item Number:** 18.

**Agenda Date:** 3/5/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z-2019-10700021

**SUMMARY:**

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

**Requested Zoning:** "R-6 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:** March 5, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Angelica Ortiz

**Applicant:** Angelica Ortiz

**Representative:** Ricardo Raul Martinez

**Location:** 115 Ware Boulevard

**Legal Description:** West 50 feet of Lot 715, NCB 9484

**Total Acreage:** 0.249

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Airforce Base

**Property Details**

**Property History:** The subject property was annexed into the City Limits on March 8, 1947 and was originally zoned “JJ” Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous “JJ” base zoning district converted to the current “I-1” General Industrial District.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-1”

**Current Land Uses:** Tire Shop

**Direction:** East

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Single-Family Residence

**Direction:** South

**Current Base Zoning:** “I-1”

**Current Land Uses:** Single-Family Residence

**Direction:** West

**Current Base Zoning:** “I-1”

**Current Land Uses:** Single-Family Residence

**Overlay and Special District Information:**

None.

**Transportation**

**Thoroughfare:** Pleasanton Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 44 and 243

**Traffic Impact:** A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

**Parking Information:**

Minimum parking space requirements for Single Family-Residential use is one 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. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center or half mile of a 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 Community, Neighborhood, or Sector 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 “R-6” is a down zone from the current “I-1.”

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial District is not appropriate zoning for the property and surrounding area. Although this property and other properties are zoned “I-1,” residential zoning is more suited to the area and existing surrounding uses.

**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 any public policy objective.

**6. Size of Tract:**

The subject property is 0.249 acres, which adequately supports residential 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, JB SA was notified of the proposed request.