



City of San Antonio

Agenda Memorandum

File Number: 19-5237

Agenda Item Number: Z-17.

Agenda Date: 8/8/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700072 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2019

Case Manager: Mirko A. Maravi, Planner

Property Owner: JR Ramon & Sons, Inc.

Applicant: Clayton Russell

Representative: Clayton Russell

Location: 1325 Frio City Road

Legal Description: Lot 1, Block 7, NCB 7224

Total Acreage: 2.87

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was part of the City of San Antonio original 36 square miles and zoned "F" Local Retail District. The subject property was rezoned under Ordinance 89495, dated March 25, 1999 from "F" Local Retail District to "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District.

Topography: The 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: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "ROW"

Current Land Uses: Frio City Rd and Railroad

Direction: East

Current Base Zoning: "C-3NA" and "C-3R"

Current Land Uses: Abandoned Cafe

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

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: Frio City Road

Existing Character: Secondary Arterial B

Proposed Changes: South Zarzamora Street Overpass at Union Pacific Railroad/Frio City Road

Public Transit: VIA bus route are within walking distance of the subject property.

Routes Served: 62, 103, 251

Traffic Impact: A TIA report is not required. The traffic generated by the proposed development does not

exceed the threshold requirements.

Parking Information: The minimum parking requirement for a Contractor Facility is 1 space per 1,500 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Port San Antonio Regional Center and the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) recommend Approval with Conditions.

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 Kelly/South San PUEBLO Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-2” Commercial 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. “C-2” zoning includes appropriate buffers and screen adjacent to residential land uses.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial district is appropriate along Frio City Road. The “CD” Conditional Use allows conditioning down of a “C-3” use, specifically a Contractor Facility with any necessary conditions if appropriate (i.e. fencing, hours of operation, signage and buffer yards).

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 Kelly/South San PUEBLO Community Plan:

Objective 3.2 Attractive, Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment.

Objective 3.3 Opportunities at Port San Antonio: Encourage Port San Antonio to attract clean industry and businesses that will offer local residents quality jobs.

6. Size of Tract:

The subject property is 2.87 acres, which could reasonably accommodate the proposed contractor facility.

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 Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

If approved, staff and Zoning Commission recommend the following Conditions:

- 1) Hours of operation Monday-Friday 7:30 a.m. to 5:30p.m.
- 2) A solid screen fence abutting residential districts and uses.
- 3) A 25-foot buffer yard.