



City of San Antonio

Agenda Memorandum

File Number:19-6417

Agenda Item Number: 4.

Agenda Date: 9/3/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700145 CD
(Plan Amendment Case PA-2019-11600039)

SUMMARY:

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

Requested Zoning: "C-1 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay
Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Juan M. Ramirez

Applicant: Juan M. Ramirez

Representative: Juan M. Ramirez

Location: 2234 and 2238 South Laredo Street

Legal Description: Lot 11 and 12, Block 6, NCB 3163

Total Acreage: 0.1836

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association and Historic Westside Neighborhood Association

Applicable Agencies: Parks and Recreation Department, Lackland Air Force Base

Property Details

Property History: Subject property was part of the original 36 square miles of the City of San Antonio, originally zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "L" First Manufacturing District converted to the current "I-2" General Industrial District.

Topography: The property does not include any abnormal physical features such as slope but is located in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Apache Creek Trailway

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Residential

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-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. 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.

Transportation

Thoroughfare: South Laredo Street

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 67, 275

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 auto and vehicle sales is 1 space for every 500 square feet of the sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "I-2" Heavy Industrial District accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. 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.

Proposed: The proposed "C-1" Light Commercial zoning District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Guadalupe/ Westside Community Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "C-1" base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to change the future land use to "Neighborhood Commercial". Staff and Planning Commission recommend Denial.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The use "Motor Vehicle Sales (Full Service)" is a use normally allowed by right in a "C-3" General Commercial District.

3. Suitability as Presently Zoned:

The current "I-2" Heavy Industrial District is not an appropriate zoning for the property and surrounding area. The surrounding area is primarily single-family residential homes. Although "I-2" is not appropriate, neither is commercial zoning midblock within a single-family area.

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 Guadalupe/ Westside Community Plan:

20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

20.1.3 Reduce occurrences of commercial encroachment into residential areas.

6. Size of Tract:

The subject property is 0.1836 acres, which could reasonably accommodate motor vehicle sales.

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.