



City of San Antonio

Agenda Memorandum

File Number:20-6960

Agenda Item Number: 11.

Agenda Date: 12/1/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2020-10700249

SUMMARY:

Current Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Derrick Willis

Applicant: Derrick Willis

Representative: Tausha Willis

Location: 1312 Lamar Street

Legal Description: Lot 4, Block 19, NCB 1323

Total Acreage: 0.1101

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The subject property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "J" converted to the "I-1" General Industrial 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: "C-2 CD"

Current Land Uses: Pawn Shop

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Homes

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Vacant

Overlay and Special District Information:

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale. The "MLOD-3" 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: Lamar

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 20, 22

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The proposed use does not exceed the minimum threshold.

Parking Information: The parking minimum for a single family home is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The “I-1” 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: “R-4” districts 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 located within a regional center but it is located within the 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 located within the Arena District Plan and is designated “Medium Density Residential”. The requested “R-4” is consistent with “Medium Density Residential”.

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 proposed “R-4” Residential mitigates potential impacts of existing “I-1” Industrial.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The requested “R-4” is a more appropriate zoning for the small parcel within a residential 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 Arena District Plan:

2. Land Use Guiding Principles

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

4. Land Use Plan Goals 4.1 Conserve existing neighborhoods

6. Size of Tract:

The subject property is 0.1101 acres, which could reasonably accommodate a single family home.

7. Other Factors:

The subject property is located within the Martindale Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the request.