



City of San Antonio

Agenda Memorandum

File Number:21-2989

Agenda Item Number: 17.

Agenda Date: 4/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2021-10700050

SUMMARY:

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

Requested Zoning: "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 20, 2021. This case is expedited to the May 6, 2021 City Council meeting.

Case Manager: Michael Pepe, Planner

Property Owner: Stuart Allen

Applicant: Stuart Allen

Representative: Stuart Allen

Location: 313 Pendleton Avenue

Legal Description: Lot 20 and Lot 21, Block 2, NCB 6232

Total Acreage: 0.1653

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association
Applicable Agencies: Lackland Air Force Base

Property Details

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

Topography: The subject 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: "I-2"

Current Land Uses: Industrial

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwelling

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwelling

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: Pendleton

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 62, 66, 251, 268

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 a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The existing Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was 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 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed: The proposed “RM-6” Single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center nor is it 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 Nogalitos/South Zarzamora Community Plan and is currently designated as “Medium-Density Residential” in the future land use component of the plan. The requested “RM-6” base zoning district is consistent with the future land use designation and the surrounding single family parcels.

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 requested change would limit potential impacts of the existing “I-2” Heavy Industrial District on the neighboring properties.

3. Suitability as Presently Zoned:

The current “I-2” District is not an appropriate zoning for the property, as the surrounding area is already developed as single-family housing. The existing “I-2” could potentially allow industrial uses by right with proper permitting within a residential area. The proposed “RM-6” is consistent with the size and midblock location of the property.

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 Nogalitos / South Zarzamora Community Plan:

Goal 1 Housing

Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

Objective 1.1 Home Improvement and Maintenance

Encourage investment in housing rehabilitation and maintenance.

Objective 1.2 Diversity of Housing

Provide a variety of housing types that sustain all ages and economic groups.

Goal 2 Community Character and the Environment

Preserve and enhance the walkable, neighborhood-friendly character of the neighborhoods in a way that incorporates the arts and improves the environment.

Objective 2.1 Neighborhood Character and Appearance

Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.

6. Size of Tract:

The subject property is 0.1653 acres, which could reasonably accommodate a single-family 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, JBSA was notified of the proposed request.

The applicant intends to build a duplex which is currently not allowed in the existing "I-2" Heavy Industrial District.