



City of San Antonio

Agenda Memorandum

Agenda Date: May 21, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700108

SUMMARY:

Current Zoning: "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2024

Case Manager: Forrest Wilson, Principal Planner

Property Owner: Virginia Cisneros

Applicant: Laura Cisneros

Representative: Laura Cisneros

Location: 711 Larry Street

Legal Description: Lot 11, Block 56, NCB 1246

Total Acreage: 0.1185

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Harvard Place Eastlawn
Neighborhood Association

Applicable Agencies: Martindale Army Airfield, Fort Sam Houston, Parks Department,
Planning Department

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and originally zoned “L” First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to “I-2” Heavy Industrial District. The property was rezoned as part of a large area rezoning by Ordinance 2024-01-25-0039, dated January 25, 2024, to “R-4” Residential Single-Family District. However, due to a processing error the large area rezoning was found to be invalid and the property is zoned the same as it was prior to the January 25, 2024 action, which is “I-2” Heavy Industrial District.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2"

Current Land Uses: Vacant, Industrial

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Single-Family

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Single-Family

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Single-Family

Overlay District Information:

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District 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.

Special District Information:

None.

Transportation

Thoroughfare: Larry Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus stops are not within walking distance of the subject property.

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT. A Traffic Impact Report is not required.

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

ISSUE:

None

ALTERNATIVES:

Current Zoning: "I-2" 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 Zoning: "R-4" Residential Single-Family District permits 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 or 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 approval criteria below.

1. **Consistency:** The subject property is located within the Arena District/Eastside Community Plan, adopted December 2003, and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "R-4" 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. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current "I-2" Heavy Industrial District is not an appropriate zoning for the property as it is inconsistent with the future land use designation and the established development pattern of the area. The subject property is surrounded by single-family residential homes. The property includes a single-family house constructed in 1955, and the zoning has never been updated to align with the land use. The requested "R-4" Residential Single-Family District is an appropriate zoning for the property as it is a downzoning that aligns with the medium density residential land use designation, and the surrounding uses. By maintaining consistency with the surrounding environment, the proposed residential zoning change promotes a sense of continuity and integration, reinforcing the identity of the neighborhood.
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 request does not appear to conflict with the following public policy objectives of the Arena District/Eastside Community Plan.

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.

Land Use Plan Goals

- 4.1 Conserve existing neighborhoods

6. **Size of Tract:** The 0.1185 acre site is of sufficient size to accommodate the existing single-family dwelling.
7. **Other Factors:** The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

Applicant is requesting the rezoning to match the established residential single-family use on the subject property.