



City of San Antonio

Legislation Details (With Text)

File #: 20-6565

Type: Zoning Case

In control: City Council A Session

On agenda: 12/3/2020

Title: ZONING CASE Z-2020-10700202 (Council District 3): Ordinance amending the Zoning District Boundary from "RE MLOD-3 MLR-1" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1 and Lot 2, NCB 10760, located at 172 Bonair Drive. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-12-03-0867

Date	Ver.	Action By	Action	Result
12/3/2020	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700202

SUMMARY:

Current Zoning: "RE MLOD-3 MLR-1" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Gustavo Gonzalez

Applicant: Gustavo Gonzalez

Representative: Gustavo Gonzalez

Location: 172 Bonair Drive

Legal Description: Lot 1 and Lot 2, NCB 10760

Total Acreage: 2.0981

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Comanche Community Association

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was annexed in the City of San Antonio by Ordinance 18115 dated September 25, 1952 and was originally zoned "A" Residence District. The subject property converted from "A" Residence District to "R-5" Residential District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001. The property was rezoned from "R-5" to "RE" Residential Estate District by Ordinance 201406050401 dated June 5, 2014.

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"

Current Land Uses: Single Family Home, Vacant

Direction: East

Current Base Zoning: "RE"

Current Land Uses: Single Family Homes

Direction: West

Current Base Zoning: "RE", "R-5"

Current Land Uses: Single Family Homes

Direction: South

Current Base Zoning: "R-20"

Current Land Uses: Single Family Homes

Overlay and Special District Information:

"MLOD-3"

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

Transportation

Thoroughfare: Bon Air

Existing Character: Local

Proposed Changes: None

Thoroughfare: Elaine
Existing Character: Local
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.
Routes Served: 30, 230, 55

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking requirement for a single-family home is 1 space per lot.

ISSUE:
None.

ALTERNATIVES:

Current: RE districts allow a Single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

Proposed: R-6 districts allow a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but it is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 Eastern Triangle Community Plan and is designated as “Low Density Residential” in the future land use plan. The requested “R-6” is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “R-6” would not have additional impacts to neighboring lands as the uses permitted in the request are the same as those currently allowed on the property.

3. Suitability as Presently Zoned:

The current “RE” Residential Single-Family an appropriate zoning for the property. The proposed “R-6” would also be appropriate for the site or surrounding area. It is a residential zoning designation that will allow development of 6,000 square foot lots. The minimum lot size for “RE” is 1.00 acre or 43,560 square feet. The area could benefit from some diversity in housing stock that is moderate in density.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare. Potential noise and traffic impact of a midblock commercial development would pose a significant burden on adjacent property owners and present an unsafe vehicular situation to the potential introduction of high traffic businesses.

5. Public Policy:

The proposed rezoning appears to conflict with the following goals, principles, and objectives of the Eastern Triangle Community Plan:

Definition of Regional Commercial:

Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.

Definition of Park and Open Space:

Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.

San Antonio Tomorrow Goals:

H P30: Ensure infill development is compatible with existing neighborhoods.

6. Size of Tract:

The subject property is 2.0981 acres, which could reasonably accommodate residential uses.

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.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.