



City of San Antonio

Legislation Details (With Text)

File #: 18-5429

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/2/2018

Title: ZONING CASE # Z2018320 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for three (3) residential units on Lot 6B, Block 1, NCB 2449, located at 2402 Guadalupe Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018320 CD

SUMMARY:

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for three (3) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 2, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Rosales Investment Properties

Applicant: Rosales Investment Properties

Representative: Grace Goff

Location: 2402 Guadalupe Street

Legal Description: Lot 6B, Block 1, NCB 2449

Total Acreage: 0.0895

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was rezoned from “B” Residence District, “C” Apartment District, “G” Local Retail District, “J” Commercial District and “L” First Manufacturing District to “R-7” Small Lot Home District by Ordinance 75720, dated April 30, 1992. The property converted from “R-7” to “R-4” Single-Family Residential District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Art Gallery and Single-Family Residence

Direction: East

Current Base Zoning: “R-4” and “C-2”

Current Land Uses: Tire Shop and Vacant Lots

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences and Vacant Lots

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Vacant Lots

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. 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.

"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: Guadalupe Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 68, 268, and 520

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 3 residential units is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-4". "R-4" allows for single-family dwellings (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 located within half mile of 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 the approval criteria below.

1. Consistency:

The subject property is located within the Guadalupe Westside Community Plan and is currently designated as "Low Density Mixed Use" in the future land use component of the plan. The requested "R-4" base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request does not alter the base zoning district.

3. Suitability as Presently Zoned:

The current "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding 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.

Guadalupe Westside Community Plan Relevant Goals and Objectives:

- Promote a diverse variety of housing stock in the community that sustains all ages and economic groups.
- Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.

6. Size of Tract:

The subject property is 0.0895 acres, which would adequately support the development of a Triplex.

7. Other Factors:

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.

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. JBSA does not object with the request.