



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-5098

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 8/3/2021

**Title:** ZONING CASE Z-2021-10700159 (Council District 5): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.0551 acres out of NCB 2243, located at 2906 West Martin Street. Staff recommends Approval. (Catherine Hernandez, DSD Administrator (210) 207-5085, catherine.hernandez@sanantonio.gov; Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:** Zoning Case Z-2021-10700159

**SUMMARY:**

**Current Zoning:** "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 3, 2021

**Case Manager:** Catherine Hernandez, DSD Administrator

**Property Owner:** Mary L. Peterson

**Applicant:** Rafael Aleman

**Representative:** Rafael Aleman

**Location:** 2906 West Martin Street

**Legal Description:** East 17 feet of the North 80 feet of Lot 4 and the West 13 feet of the North 80 feet of Lot 5, Block 2, NCB 2243

**Total Acreage:** 0.0551

**Notices Mailed**

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood Association and West End Hope in Action

**Applicable Agencies:** Lackland, Planning Department

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "GG" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "GG" Local Retail District converted to the current "C-2" Commercial District.

**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:** "C-2" and "R-4"

**Current Land Uses:** Single-family dwellings

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Single-family dwellings, Commercial

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Single-family dwellings, Commercial

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Single-Family dwellings

**Overlay and Special District Information:**

"AHOD"

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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"

The "MLOD-2" Lackland 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.

**Transportation**

**Thoroughfare:** West Martin

**Existing Character:** Minor Arterial

**Proposed Changes:** None

**Thoroughfare:** North Calaveras

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** 77 and 79

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required.

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

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:**

The current “C-2” Commercial District permits community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses include liquor stores, auto and light truck oil, lube, appliance sales and repair, and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**Proposed:** The proposed “R-2” Single-Family Residential District permits a single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

**FISCAL IMPACT:** None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center nor is it located within 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of

consistency is based on existing and surrounding zoning and uses.

**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-2” zoning is consistent with the existing residential uses surrounding the property. The current zoning is a result of a code conversion with the adoption of the Unified Development Code, and much of the area is primarily developed as single-family

**3. Suitability as Presently Zoned:**

The current “C-2” is not appropriate as this zoning was the result of the code conversion with the adoption of the Unified Development Code.

**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 any public policy.

**6. Size of Tract:**

The subject property is 0.0551 acres, which could reasonably accommodate the requested residential 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 Military has indicated that there are no objections to this request.