



City of San Antonio

Legislation Details (With Text)

File #: 21-5100

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/3/2021

Title: ZONING CASE Z-2021-10700162 CD (Council District 3): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 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 Four (4) Dwelling Units on Lot 6, Block 21, NCB 9321, located at 635 Grosvenor Boulevard. Staff recommends Denial. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2021-10700162

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 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 Four (4) Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Luis Gomez

Applicant: Luis Gomez

Representative: Luis Gomez

Location: 635 Grosvenor Boulevard

Legal Description: Lot 6, Block 21, NCB 9321

Total Acreage: 0.1837 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the city by Ordinance 4745, dated March 7, 1947 and was originally zoned "R-1" Residential Single-Family District. The previous "R-1" district converted to the current "R-6" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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: "R-6"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: "R-6 CD"

Current Land Uses: Multi-family dwellings

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings

Overlay and Special District Information:

"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.

"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: Grosvenor Boulevard

Existing Character: Local

Proposed Changes: None

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

Routes: 46, 246, 102

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 four dwelling units is 1 space per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

The proposed “CD” would allow for the use of four (4) residential dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 West/Southwest Sector Plan and is currently designated as “General Urban Tier.” The requested “R-6” is consistent with the future land use designation. The proposed “CD” would allow for four (4) proposed dwelling units.

2. Adverse Impacts on Neighboring Lands:

Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The density of the proposed "R-6 CD" base zoning district with Conditional Use for four (4) dwelling units is not consistent with the single-family residential character of the neighborhood.

3. Suitability as Presently Zoned:

The current and proposed "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed conditional use surrounding neighborhood has single-family homes on each lot; the proposed Conditional Use for four (4) dwelling units would not fit the density and character 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 proposed rezoning does appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

HOU-1- Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

LU-1.3- Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby

LU-1- Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

6. Size of Tract:

The subject property is 0.1837 acres, which could reasonably accommodate two dwelling units.

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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the request.

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.

On July 16, 2021, OHP let the owner know the property was eligible for demolition.