



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4347

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/15/2021

**Title:** ZONING CASE Z-2021-10700122 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 83, Block 2, NCB 11314, located at 1354 Menefee Boulevard. Staff recommends Approval.(Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@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-2021-10700122

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 15, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Investments Robles LLC

**Applicant:** Urban Capital Strategies, Jose Nino

**Representative:** Urban Capital Strategies, Jose Nino

**Location:** 1354 Menefee Boulevard

**Legal Description:** Lot 83, Block 2, NCB 11314

**Total Acreage:** 6.7800

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Thompson Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 1258, dated August 3, 1994. The property was rezoned from "R-3" Multiple-Family Residence District to the "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

**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 Dwelling

**Direction:** South

**Current Base Zoning:** "MH"

**Current Land Uses:** Manufactured Home Park

**Direction:** East

**Current Base Zoning:** "R-6"

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

**Direction:** West

**Current Base Zoning:** "R-6"

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

**Overlay and Special District Information:**

"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.

"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.

**Transportation**

**Thoroughfare:** Menefee Boulevard

**Existing Character:** Local

**Proposed Changes:** None known

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

**Routes Served:** 524

**Traffic Impact:** ROW dedication and improvement may be required along Menefee Boulevard.

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

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** "R-6" Residential Single-Family District provide 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. Minimum lot size for the "R-6 base zoning district is 6,000 square feet.

**Proposed:** "R-4" Residential Single-Family District provide 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. Minimum lot size for the "R-4 base zoning district is 4,000 square feet.

**FISCAL IMPACT:**

None.

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

The subject property is within the Port San Antonio Regional Center and located within the 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 Kelly / South San P.U.E.B.L.O Community Plan and is currently designated as "Low 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 rezoning reduces the minimum lot size standard.

**3. Suitability as Presently Zoned:**

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family is also appropriate and allows for more density.

**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 Kelly / South San P.U.E.B.L.O Community Plan:

Objective 1.2 Diversity of Housing: Provide a variety of housing types that sustain all ages and economic groups.

Objective 1.3 Home Ownership: Promote home ownership.

**6. Size of Tract:**

The subject property is 6.7800 acres, which could reasonably accommodate single-family dwellings.

**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, JBASA was notified of the proposed request. The Military has indicated there are no objections to this 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 April 6, 2021, the Office of Historic Preservation determined that a demolition permit may be issued for the structure at this address in accordance with the UDC, after review, and based on information available at the time.