



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-2487

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 3/17/2020

**Title:** ZONING CASE Z-2020-10700030 CD (Council District 2): A request for a change in zoning fromfrom "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for two (2) dwelling units on Lot 1, Block 1, NCB 12878, located at 110 Sapphire Drive. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Site Plan

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z-2020-10700030 CD

**SUMMARY:**

**Current Zoning:** "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**Requested Zoning:** "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for two (2) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 17, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Rodney Taylor and Ivy Taylor

**Applicant:** Rodney Taylor and Ivy Taylor

**Location:** 110 Sapphire Drive

**Legal Description:** Lot 1, Block 1, NCB 12878

**Total Acreage:** 0.2617

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Martindale Army Airfield and Texas Department of Transportation

**Property Details**

**Property History:** The property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "A" Single Family District. The subject property converted from "A" Single Family District to "R-5" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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-5"

**Current Land Uses:** School

**Direction:** East

**Current Base Zoning:** "R-5"

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

**Direction:** South

**Current Base Zoning:** "R-5"

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

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** School

**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:** Sapphire Drive

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Serviced: 25**

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

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

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning districts designation of “R-5” Residential Single-Family are designed to 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.

**Proposed:** The proposed zoning districts designation of “R-5” are designed to 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.

The Conditional Use would allow two (2) units as described in the site plan.

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center and is not 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 located within the Eastern Triangle Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-5” 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 base “R-5” zoning district would remain the same. The requested Conditional Use would allow for a second dwelling unit on the subject property. The conditional use also limits the property and buildings to the submitted site plan.

**3. Suitability as Presently Zoned:**

The current “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-5 CD” is also an appropriate zoning for the property as it maintains the base and allows one (1) additional dwelling unit.

**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 Eastern Triangle Community Plan:

#### Housing and Neighborhood

Overall Goal: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

- Goal 12: Quality housing
- Goal 13: Well-maintained neighborhoods and housing stock
- Goal 14: Neighborhood awareness, education, and cooperation
- Goal 15: Community pride and attitude
- Goal 16: Housing with access to transit and public amenities

### **6. Size of Tract:**

The subject property is 0.2617 acres, which could reasonably accommodate the proposed two (2) residential units.

### **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 Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request.