



City of San Antonio

Legislation Details (With Text)

File #: 20-2756

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/5/2020

Title: ZONING CASE Z-2020-10700044 (Council District 5): A request for a change in zoning from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-1 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 62 and the south 70 feet of Lot 19A, Block 32, NCB 3692, located at 1138 Ceralvo Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@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-2020-10700044

SUMMARY:

Current Zoning: "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-3 MLOD-2 MLR-1 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Carlos Madrid

Applicant: Gallegos Engineering, Inc.

Representative: Gallegos Engineering, Inc.

Location: 1138 Ceralvo Street

Legal Description: Lot 62 and the south 70 feet of Lot 19A, Block32, NCB 3692

Total Acreage: 1.6375

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Westwood Square Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "C" Apartment District. The subject property converted from "R-3" Three Family District to "MF-33" Multi-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: "MF-33"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Dwelling

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: Ceralvo Street

Existing Character: Local

Proposed Changes: None Known

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

Route Served: 66, 268

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 a single family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "MF-33" Multi-Family District is designed to provide the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

Proposed: The proposed "R-3" Single-Family Residential District is designed to provide options for developing dwelling units for specialized housing markets such as the affordable housing market, starter homes, and empty nester homes on small lots. These districts will provide areas for medium to high-density, single-family residential uses where adequate public facilities and services exist, prevent the overcrowding of land, and facilitate the adequate provision of transportation. The "R-3" zoning districts are designed to be in close proximity to schools, public parks, and open space serving the site. "R-3" zoning districts are inappropriate for "enclave subdivisions" and are not permitted.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a regional center or 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 any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

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 is less density than the current “MF-33.” Fifteen (15) single-family homes is less than the fifty-four (54) apartments allowed under the present zoning designation.

3. Suitability as Presently Zoned:

The current “MF-33” Multi-Family District is an appropriate zoning for the property. The proposed “R-3” Single-Family Residential District is also a suitable zoning district for the property and would enable the applicant to subdivide the property into fifteen (15) lots.

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 subject property is not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

6. Size of Tract:

The subject property is 1.6375 acres, which could reasonably accommodate requested single-family 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.

The applicant intends to subdivide the property into fifteen (15) lots for single-family homes.