



City of San Antonio

Legislation Details (With Text)

File #: 21-4993

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/3/2021

Title: ZONING CASE Z-2021-10700155 (Council District 7): A request for a change in zoning from "R-20 NCD-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NP-10 NCD-3 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Ingram Hills Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 100 feet of Lot 42, Block E, NCB 11541, located at 904 Oakwood Drive. 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: 7

SUBJECT:

Zoning Case Z-2021-10700155

SUMMARY:

Current Zoning: "R-20 NCD-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "NP-10 NCD-3 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Ingram Hills Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Donald Trease

Applicant: Gustavo Gonzalez

Representative: Gustavo Gonzalez

Location: 904 Oakwood Drive

Legal Description: West 100 feet of Lot 42, Block E, NCB 11541

Total Acreage: 0.3191

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Ingram Hills Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952 and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the "R-5" Residential Single-Family District. The property was rezoned by Ordinance 95919, dated June 13, 2002 to the current "R-20" 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-20"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "AE-2"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "NP-8"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "R-20"

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.

"NCD"

The Ingram Hills Neighborhood Conservation District (NCD-3) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Oakwood Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: N/A

Traffic Impact: ROW dedication and improvement may be required along Oakwood.

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

ISSUE:

None.

ALTERNATIVES:

Current: The "R-20" district provides areas for low-density single-family uses which provide a buffer between the agricultural and "RE" classifications and the higher density areas of the city. Minimum lot size requirements are provided in order to allow for market and design flexibility while preserving neighborhood character.

Proposed: The proposed "NP-10" neighborhood preservation districts are designed to protect properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 and existing platted subdivisions which are substantially developed with single-family detached dwelling units. It is the policy of the city that these districts will be applied only to properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 or platted subdivisions which are recorded as of the effective date of this chapter, in order to prevent such subdivisions from being further subdivided in a manner in order to avoid congestion in the streets, prevent safety hazards, protect the health and general welfare of subdivision residents, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of public facilities. The "NP" districts are not appropriate for the down zoning of unsubdivided parcels or tracts.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but 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 Ingram Hills Neighborhood Plan and is currently designated as “Low Density Residential Estate” in the future land use component of the plan. The requested “NP-10” 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.

3. Suitability as Presently Zoned:

The current “R-20” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “NP-10” would allow development of a single-family dwelling on a 13,900 square foot lot.

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 Ingram Hills Neighborhood Plan:

1.1.2 Continue to request that neighborhood home/property owners maintain homes/properties in compliance with city codes.

1.1.4 Promote future development of homes to reflect the current trend of singlefamily residences, in accordance with NCD-3 guidelines.

6. Size of Tract:

The subject property is 0.3191 acres, which could reasonably accommodate a single-family dwelling.

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 there are no objections to the request.

The applicant is requesting a rezoning to allow construction of a single-family dwelling.