



City of San Antonio

Agenda Memorandum

File Number: 18-5297

Agenda Item Number: Z-11.

Agenda Date: 10/4/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018288 CD

SUMMARY:

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

Requested Zoning: "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 4, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Mary Garcia

Applicant: Mary Garcia

Representative: Mary Garcia

Location: 2615 Lombrano Street

Legal Description: Lot 19, Block 4, NCB 8884

Total Acreage: 0.152

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Prospect Hill/West End Hope in Action

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1945 and was zoned “C” Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous “C” converted to “MF-33” Multi-Family District. In 2003, Ordinance 97385 rezoned the property to the current “R-6” Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-4

Current Land Uses: Residential Single-Family, Vacant Lot

Direction: East

Current Base Zoning: R-6, R-4

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-6, R-4

Current Land Uses: Residential Single-Family, Vacant Lot

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family, Vacant Lot

Overlay and Special District Information: 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: Lombrano Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: NW 26th ST

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA routes 82 and 282 are 2 blocks to the west of the subject property.

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: Minimum vehicle spaces per unit- 1 space.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. 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 are allowed within the “R-6”.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, or a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is currently a vacant lot. The applicant proposes to construct a duplex on the property. The base zoning will not change, however the conditional use will be added.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning district, and conditions may be added.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.152 acres in size, which reasonably accommodates the uses permitted in “R-6” Single-Family Residential District.

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 Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

