City of San Antonio

Legislation Details (With Text)

File #:	19-1924
Type:	Zoning Case
In control:	City Council A Session
On agenda:	3/7/2019
Title:	ZONING CASE # Z-2018-900080 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 22, Block 12, NCB 8159, located at 4043 San Fernando Street. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map, 2. Draft Ordinance, 3. Zoning Minutes, 4. Ordinance 2019-03-07-0203

Date	Ver.	Action By	Action	Result
3/7/2019	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2018-900080

SUMMARY:
Current Zoning: "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 5, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Jose P. and Joann M. Macias

Applicant: Habitat for Humanity

Representative: Michael Taylor

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Location: 4043 San Fernando Street

Legal Description: Lot 22, Block 12, NCB 8159

Total Acreage: 0.1446

Notices Mailed
Owners of Property within 200 feet: 34
Registered Neighborhood Associations within 200 feet: Las Palmas Neighborhood Association
Applicable Agencies: None.

Property Details
Property History: The subject property annexed into the city on August 3, 1944 and was rezoned from "C" Apartment District, "F" Local Retail District, and "B-2" Business District to "B-2NA" Business District, Nonalcoholic Sales, by Ordinance 73389, dated March 28, 1991. The property converted from "B-2NA" Business District, Nonalcoholic Sales to the current "C-2NA" Commercial Nonalcoholic Sales District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "R-4" and "R-4 CD"
Current Land Uses: Single-Family Residences and Duplex

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residences

Direction: West
Current Base Zoning: "R-4", "C-2" and "C-2NA"
Current Land Uses: Vacant

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: San Fernando
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 75

Thoroughfare: SW 29th Street
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 75

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:
A minimum of 1 parking space is required for a single-family home.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-2NA". "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 or sector plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant is proposing to downzone to "R-4" for single-family housing.

3. Suitability as Presently Zoned:
The current "C-2NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. Commercial development often abuts residential zoning to provide goods and services to

neighborhoods.

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 SA Tomorrow Comprehensive Plan.

SA Tomorrow Comprehensive Plan Relevant Goals and Objectives:

- H Goal 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.
- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

6. Size of Tract:
The subject property is 0.1446 acres, which would adequately support a single-family development.

7. Other Factors:
None.