



City of San Antonio

Legislation Details (With Text)

File #: 19-3375

Type: Zoning Case

In control: City Council A Session

On agenda: 4/16/2019

Title: ZONING CASE # Z-2019-10700054 CD (Council District 6): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units on Lot 9 and Lot 10, Block 7, NCB 9267, located at 334 Glendale Avenue. Staff recommends Denial, with an Alternate Recommendation. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2019-10700054 CD

SUMMARY:

Current Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 16, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Ernesto Gomez

Applicant: Carlos I. Trevino

Representative: Carlos I. Trevino

Location: 334 Glendale Avenue

Legal Description: Lot 9 and Lot 10, Block 7, NCB 9267

Total Acreage: 0.183

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Community Workers Council Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 2590 on September 6, 1945. The property was originally zoned "R-7" Small Lot Residence District and converted to "R-4" Residential Single-Family District following 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"

Current Land Uses: Single-Family Residences

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"

Current Land Uses: Single-Family Residences

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: Glendale Avenue

Existing Character: Local

Proposed Changes: None

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

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information: A dwelling for 4 family cluster parking is allowed a minimum of 1.5 parking spaces per unit and a maximum of 2 parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-4". These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

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 recommends Denial, with an alternate recommendation for "R-4 CD" Residential Single-Family with Conditional Use for two (2) residential dwelling units.

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 West/Southwest Sector Plan and is currently designated as "General Urban Tier" in the future land use component of the plan. While the proposed request maintains the "R-4" base zoning district, the "CD" allows for consideration of additional units.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern and adds more density than is present in the area.

3. Suitability as Presently Zoned:

The existing “R-4” Single-Family Residential base zoning is an appropriate zoning district for the surrounding area. The applicant is requesting four (4) units but this creates excess density. Therefore, staff recommends an alternate of two (2) units.

4. Health, Safety and Welfare:

Staff has 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 West/Southwest Sector Plan.

West/Southwest Sector Plan Relevant Goals and Objectives:

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
- HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
- HOU-3.1 Re-invest in existing residential neighborhoods

6. Size of Tract:

The subject property is 0.183 acres, which would adequately support the requested four-plex residential 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, JB SA was notified of the proposed request.

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.