



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3377  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 4/16/2019  
**Title:** ZONING CASE # Z-2019-10700043 (Council District 7): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial 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 40, Block 23, NCB 7509; located at 1432 Watkins Lane. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location 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-2019-10700043

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

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** April 16, 2019. This case is expedited to the City Council meeting of May 2, 2019.

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Daniel and Evelyn Rivas

**Applicant:** Daniel Rivas

**Representative:** Daniel Rivas

**Location:** 1432 Watkins

**Legal Description:** Lot 40, Block 23, NCB 7509

**Total Acreage:** 0.118

**Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Culebra Park Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed by the City of San Antonio by Ordinance 18115 on September 25, 1952. The property was originally zoned "F" Local Retail District and converted to the current "C-2" Commercial 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:** "RM-4"

**Current Land Uses:** Apartments

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Commercial

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Commercial

**Direction:** West

**Current Base Zoning:** "R-5"

**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:** Watkins Boulevard

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 82, 282

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

**Parking Information:** Residential Single-Family is allowed 1 parking per resident per unit.

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2”. “C-2” Commercial districts accommodate community commercial uses, with unlimited building size. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theatre, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks, dry cleaning, and pawn shop. No outdoor storage or display of goods shall be permitted except for outdoor dining.

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center or within a ½ mile of 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 located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-4” is consistent with the adopted land use designation.

#### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

#### **3. Suitability as Presently Zoned:**

The existing “C-2” Commercial base zoning is an appropriate zoning district is appropriate for the surrounding area. However, a majority of the surrounding properties have residential uses; thus, the proposed “R-4” appropriately rezones the property to its current use.

**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 0.118 acres, which would adequately support the existing single-family 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, JBSA was notified of the proposed request.

The applicant seeks a rezoning in order to sell the existing home in order to sell the existing home on the property.