



City of San Antonio

Legislation Details (With Text)

File #: 19-4466
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/4/2019
Title: ZONING CASE Z-2019-10700084 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 16, Block 3, NCB 1172, located at 705 Sandmeyer Street. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, Michael.Pepe@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: 2

SUBJECT:
Zoning Case Z-2019-10700084

SUMMARY:
Current Zoning: "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 04, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Jaime White

Applicant: Alane Rivera

Representative: Alane Rivera

Location: 705 Sandmeyer Street

Legal Description: Lot 16, Block 3, NCB 1172

Total Acreage: 0.131

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Applicable Agencies: Fort Sam and Martindale

Property Details

Property History: Originally zoned as “O-1” Office District, in March 22, 1984 the ordinance 58.482 approved the change of zone to “R-1” One Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “R-1” One Single Residence District converted to the current “R-6” 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-6”

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwelling

Overlay and Special District Information:

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" 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.

Transportation

Thoroughfare: Sandmeyer Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: Roper

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes within walking distance of the subject property are: 515 (Southcross), and 21 (Kirby/ Converse).

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

Parking Information: The minimum parking requirements for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center, but it is located within half a 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 Government Hill Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” 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-6” Residential Single Family District is an appropriate zoning for the property and surrounding area. The proposed “R4” is also appropriate but allows the property owner to meet the minimum lot size for development.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Government Hill Neighborhood Plan:

Objective: To develop a housing preservation strategy to stabilize and improve the real estate values.

Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.

6. Size of Tract:

The subject property is 0.1310 acres, which could reasonably accommodate single family.

7. Other Factors:

The subject property is located within the Fort Sam Houston / Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA was notified of the proposed request.