City of San Antonio

Legislation Details (With Text)

File #: 19-6054

Type: Zoning Case

In control: City Council A Session

On agenda: 8/22/2019

Title: ZONING CASE Z-2019-10700132 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, NCB 6742, located at 211 West Zavalla Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2019-08-22-0686

Date	Ver.	Action By	Action	Result
8/22/2019	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2019-10700132

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

Requested Zoning: "R-2 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: August 6, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Rogelio Aranda

Applicant: Rogelio Aranda

Representative: Rogelio Aranda

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Location: 211 West Zavalla Street

Legal Description: Lot 13, NCB 6742

Total Acreage: 0.0606

Notices Mailed
Owners of Property within 200 feet: 54
Registered Neighborhood Associations within 200 feet: Collins Garden
Applicable Agencies: Lackland AFB

Property Details
Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "C" Apartment District converted to "MF-33" Multi-Family District. The property rezoned by Ordinance 2006-12-14-1441, dated December 14, 2006 from "MF-33" Multi -Family District to the current "R-4" Residential Single-Family.

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-4"
Current Land Uses: Residential

Direction: South
Current Base Zoning: "R-4"
Current Land Uses: Residential

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Vacant

Direction: West
Current Base Zoning: "R-4"
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 Air Force Base. 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: West Zavalla Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 51, 54, 251

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: The minimum parking requirement for single family use is 1 space 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" base zoning district. 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 not within a Regional Center and located within the Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 located within the Lone Star Community Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-2" 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-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The applicant needs the "R-2" zoning to construct a single-family home. The square footage of the lot does not meet the minimum 4,000 square feet of "R-4". The applicant only has 2,614 square feet to work with, making the proposed "R-2" more appropriate.

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 Lone Star Community Plan:

QL-3: Rehabilitate existing housing stock. A well-maintained housing stock will contribute to maintaining and in some cases increasing property values as well as health, safety and well being of the neighborhood.
Strategy QL-3.2: Rehabilitate targeted housing stock. Leverage other programs to provide full housing rehabilitation service.

6. Size of Tract:
The subject property is 0.0606 acres, which could reasonably accommodate the single-family 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.