



City of San Antonio

Legislation Details (With Text)

File #: 19-6463

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/3/2019

Title: ZONING CASE Z-2019-10700159 (Council District 7): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 35 feet of Lot 19 and the west 30.4 feet of Lot 20, Block 41, NCB 9601, located at 2543 Cincinnati Avenue, 2545 Cincinnati Avenue, 2547 Cincinnati Avenue, and 2549 Cincinnati Avenue. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2019-10700159

SUMMARY:

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

Requested Zoning: "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Gerald R. Arrendondo

Applicant: Gerald R. Arrendondo

Representative: Gerald R. Arrendondo

Location: 2543 Cincinnati Avenue, 2545 Cincinnati Avenue, 2547 Cincinnati Avenue, and 2549 Cincinnati Avenue

Legal Description: The east 35 feet of Lot 19 and the west 30.4 feet of Lot 20, Block 41, NCB 9601

Total Acreage: 0.4036

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: University Park Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B" Residence District converted to the current "R-4" 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-4

Current Land Uses: Home

Direction: South

Current Base Zoning: R-4

Current Land Uses: Home

Direction: East

Current Base Zoning: R-4

Current Land Uses: Home

Direction: West

Current Base Zoning: R-4

Current Land Uses: Home

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-1" 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: Cincinnati Avenue

Existing Character: Local

Proposed Changes: Not Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 89 and 289

Traffic Impact: A TIA report is not required.

Parking Information: The minimum parking requirement for a dwelling - 2 family cluster is 1 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "R-4" Residential Single-Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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.

Proposed: The proposed zoning district designation of "RM-4" Residential Mixed District provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 "RM-4" Residential Mixed District base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed request adds additional density to a primarily single-family area.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed is not appropriate as it has the potential to cause crowding and increased density which is uncharacteristic of this established single-family area.

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 West/Southwest Sector Plan.

6. Size of Tract:

The subject property is 1.4036 acres, which could reasonably accommodate the proposed duplexes.

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.