



City of San Antonio

Legislation Details (With Text)

File #: 19-7572

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/15/2019

Title: ZONING CASE Z-2019-10700226 CD (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) residential units on Lot 24 and Lot 25, Block 9, NCB 7477, located at 113 Paramount Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@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: 5

SUBJECT:

Zoning Case Z-2019-10700226 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Joesfat Olguin

Applicant: Joesfat Olguin

Representative: Joesfat Olguin

Location: 113 Paramount Avenue

Legal Description: Lot 24 and 25, Block 9, NCB 7477

Total Acreage: 0.3444

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Memorial Heights Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property annexed into the City of San Antonio by Ordinance 2590, dated September 6, 1945 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" Multifamily District. The property was rezoned by Ordinance 98010, dated August 14, 2003 from Temporary "MF-33" Multifamily District to "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: South

Current Base Zoning: "R-6", "R-6 CD"

Current Land Uses: Single Family Dwelling, Duplex

Direction: East

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:

"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.

"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.

Transportation

Thoroughfare: Paramount

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 77, 82

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 a single family home is 1 space for per home.

ISSUE:

None.

ALTERNATIVES:

Current: The current R-6 district allows a 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.

Proposed: The current R-6 district allows a 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. The Conditional Use would allow for two such units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the 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-6" 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. Residentially zoned properties are generally able to get a bonus housing unit with proper permitting if the property is owner-occupied.

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 “R-6 CD” Residential Single-Family with Conditional Use for two (2) residential units would also be appropriate.

The rezoning allows the applicant to apply for an electric meter for the existing rear structure and allows the additional dwelling unit. This would keep the base zoning of the “R-6” consistent with the surrounding area, but allow slightly more density.

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:

The place type of General Urban Tier, which calls for medium density housing:

RESIDENTIAL: Medium to High Density Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes.

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

6. Size of Tract:

The subject property is 0.3444 acres, which could reasonably accommodate two (2) residential units.

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 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.

The applicant is applying to allow him to apply for a second electrical meter for the existing secondary building which is currently finished, and sits to the rear of the main structure.